Plan Change 78 - Intensification Further Submissions Report							
Further Sub #	**Further Submitter**	**support/ oppose**	**sub#/ point**	**Submitter name**	**Summary of Decisions Requested**	**Topic**	**Subtopic**
FS76	Edinburgh Trustees Limited (ETL)	Support	209.2	Mark Hardie	Reinstate the operative Special Character Area Overlay across St Marys Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS76	Edinburgh Trustees Limited (ETL)	Support	209.3	Mark Hardie	Replace the operative Special Character Areas Overlay in St Mary's Bay with Historic Heritage Character Areas. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters A-I	Historic Heritage (D17)
FS76	Edinburgh Trustees Limited (ETL)	Support	209.5	Mark Hardie	Rezone any areas covered by Historic Heritage Area or Special Character Area overlays [inferred in St Marys Bay] as Low Density Residential zone (as depicted in the plan attached to the submission of the St Mary's Bay Association). [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS77	Keith Maddison	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre

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FS77	Keith Maddison	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS77	Keith Maddison	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS77	Keith Maddison	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS77	Keith Maddison	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS77	Keith Maddison	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS77	Keith Maddison	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS77	Keith Maddison	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS77	Keith Maddison	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis

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FS77	Keith Maddison	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS77	Keith Maddison	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS77	Keith Maddison	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS77	Keith Maddison	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS77	Keith Maddison	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS77	Keith Maddison	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS77	Keith Maddison	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre
FS77	Keith Maddison	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS77	Keith Maddison	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS77	Keith Maddison	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification
FS77	Keith Maddison	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

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FS77	Keith Maddison	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS77	Keith Maddison	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS77	Keith Maddison	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS77	Keith Maddison	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology

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FS77	Keith Maddison	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS77	Keith Maddison	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB

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FS77	Keith Maddison	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS77	Keith Maddison	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS77	Keith Maddison	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS77	Keith Maddison	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS77	Keith Maddison	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

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FS77	Keith Maddison	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General
FS77	Keith Maddison	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS77	Keith Maddison	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified

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FS77	Keith Maddison	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS77	Keith Maddison	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

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FS77	Keith Maddison	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

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FS77	Keith Maddison	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS77	Keith Maddison	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS77	Keith Maddison	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS77	Keith Maddison	Support	2193.1	St Mary's Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS77	Keith Maddison	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS77	Keith Maddison	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS77	Keith Maddison	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS77	Keith Maddison	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS77	Keith Maddison	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Support	2201.11	Freemans Bay Residents Association Incorporated	Prepare a comprehensive Structure Plan to support the introduction of the plan change following the Appendix 1 and s32 guidance. In particular, the Structure Plan should address road capacity, the provision of open space and community services and facilities in the promotion of any intensification proposals in Freemans Bay.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	351.1	iSolutions	Approve the overall intent of the plan change to enable higher density residential development across Auckland.	Plan making and Procedural	General
FS77	Keith Maddison	Oppose	351.2	iSolutions	Approve the Mixed Housing Urban zone in the majority of suburbs and the THAB zone around business hubs and transport nodes.	Plan making and Procedural	General
FS77	Keith Maddison	Oppose	351.3	iSolutions	Reject the restriction of higher density development due to lack of infrastructure. Review and apply an evidence-based forecast of the infrastructure demand as a result of the intensification, in the short, medium and long term; based on which infrastructure provisions should be planned and delivered.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	351.4	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sturges Road. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sturges Rd
FS77	Keith Maddison	Oppose	351.5	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Henderson. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Henderson
FS77	Keith Maddison	Oppose	351.6	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Ranui. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Rānui
FS77	Keith Maddison	Oppose	351.7	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Glen Eden. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Glen Eden
FS77	Keith Maddison	Oppose	351.8	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sunnyvale. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sunnyvale
FS77	Keith Maddison	Oppose	351.9	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	351.10	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS77	Keith Maddison	Oppose	351.11	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS77	Keith Maddison	Oppose	351.12	iSolutions	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	351.13	iSolutions	Reject excluding MDRS in the case of four or more dwellings in the Mixed Housing Urban and THAB zones. Apply the MDRS standard regardless of the number of dwellings i.e. also in the case of four or more dwellings.	Residential Zones	Residential Zones (General or other)

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FS77	Keith Maddison	Oppose	351.14	iSolutions	Reject in its entirety the Deep soil area and canopy tree standard.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	636.1	Glenbrook Beach Residents and Ratepayers Association	Approve the plan change without any amendments. Particularly the exclusion of small settlements of less than 5000 people from MDRS and THAB zoning.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	665.1	Bosnyak Investment Limited	Approve the proposed zoning of Low Density Residential Zone at 14 Bella Vista Road and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	665.2	Bosnyak Investment Limited	Retain the proposed Special Character Areas Residential overlay at 14 Bella Vista Road and surrounding residential area, Herne Bay and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay (identified as Herne Bay West Special Character Area).	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS77	Keith Maddison	Oppose	665.3	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zoning as notified on 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street,10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	665.4	Bosnyak Investment Limited	Support the removal of the Special Character Overlay - Residential as notified from 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street, 10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Qualifying Matters Special Character	Special Character Residential - general or non-specific
FS77	Keith Maddison	Oppose	665.5	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay as notified, and retain the intensified development standards.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	665.6	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay, and retain the intensified development standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	703.1	Rutherford Rede Limited	Retain Objective H13.2(10) and Policy H13.3(12A) as notified.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	703.2	Rutherford Rede Limited	Approve the City Centre walkable catchment includes the Business Mixed Use zoned sites on the north side of College Hill, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Oppose	703.3	Rutherford Rede Limited	Approve the 21m height standard applicable to the City Centre walkable catchment.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

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FS77	Keith Maddison	Oppose	703.4	Rutherford Rede Limited	Approve the height in relation to boundary standards within the Business Mixed Use zone applicable to the walkable catchment, as notified.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	703.5	Rutherford Rede Limited	Remove the Height Variation Control from the Business Mixed Use zone sites on the northern side of College Hill, Ponsonby including 107-109 College Hill, 101 College Hill, 99 College Hill, 95 College Hill, 93 College Hill, 91 College Hill, 89 College Hill, 87 College Hill, 83-85 College Hill, Ponsonby.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS77	Keith Maddison	Oppose	812.1	Iain McManus	Amend H10.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	812.2	Iain McManus	Amend H11.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	812.3	Iain McManus	Amend H12.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS77	Keith Maddison	Oppose	812.4	Iain McManus	Amend H13.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	812.5	Iain McManus	Amend the definition of deep soil area to allow open slatted decking and pergolas within a deep soil area or a portion of a deep soil area so that landowners can have part of an outdoor living space within a deep soil area.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	812.6	Iain McManus	Review Council's application of Section 77G(6) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	812.7	Iain McManus	Review Councils application of Section 77I of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	812.8	Iain McManus	Review Councils application of Section 80E(1)(b)(iii) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	812.9	Iain McManus	Reject Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under section 77I of the RMA and clause 3.32 of the NPS-UD.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	812.10	Iain McManus	Reject application of Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under sections 32, 77J and 77L of the RMA.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

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FS77	Keith Maddison	Oppose	812.11	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be rezoned for greater intensification.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	812.12	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be zoned THAB.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	812.13	Iain McManus	Apply separate controls for water constraints and wastewater constraints if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	812.14	Iain McManus	Apply matters of discretion criteria that only require assessment of the network/ constraint that caused the control to be applied if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	812.15	Iain McManus	Delete objective H3A.2(4) in its entirety. Objective H3A.2(1) covers similar ground in a more appropriate way.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.16	Iain McManus	Amend to explicitly link each objective in H3A.2(5) to (11) to the relevant qualifying matter to provide more certainty for applicants and council planners when assessing applications.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.17	Iain McManus	Delete objective H3A.2(13); or amend this objective to remove the conflict with the zone description, objective (1) and standard H3A.6.7 Building height; or amend the zone description, objective (1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.18	Iain McManus	Delete objective H3A.2(7) in its entirety as it adds nothing to its related objective H3A.2(4).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.19	Iain McManus	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wahi tapu, and other taonga.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS77	Keith Maddison	Oppose	812.20	Iain McManus	Delete objective H3A.3(18); or amend this objective to remove the conflict with the zone description, objective H3A.2(1) and standard H3A.6.7 Building height; or amend the zone description, objective H3A.2(1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.21	Iain McManus	Delete rule H3A.5(4) in its entirety as it conflicts with H3A.5(3).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.22	Iain McManus	Amend the riparian yard requirement in Table H3A.6.9.2 as follows: - 10m from the edge of all other permanent and intermittent streams. Use of word is unclear.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.23	Iain McManus	Add a new standard - H3A.6.18 Residential waste management containing the same residential waste management standards as proposed for the MHU and THAB zones, minus the requirement for paved surfaces along the bin transport route (see the submitter's submissions on the MHU and THAB zones for the reason for that deletion).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	812.24	Iain McManus	Delete Policy H5.3(14) as it is unclear how it is to be applied.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	812.25	Iain McManus	Delete policy H5.5(6) as there is no sound resource management basis for the approach to notification required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.26	Iain McManus	Apply the MDRS in standard H5.6.11(3) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.27	Iain McManus	Apply the MDRS in standard H5.6.12(A1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.28	Iain McManus	Delete standard H5.6.12(9)(d) as the alignment of all outlook spaces for a unit the principal private outdoor living space is difficult for most developments. Replace with a new standard H5.6.12(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.29	Iain McManus	Apply the MDRS in standard H5.6.14(A1) and (B1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.30	Iain McManus	Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	812.31	Iain McManus	Amend H5.6.19 (if not deleted) as follows: (1) Any sites greater than 200m2 must provide a deep soil area that must comply with the following: (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m 2m dimensions; (b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that: (i) each deep soil area is a minimum of 60m2 with 3m 2m dimensions; and (ii) the combined total deep soil area is a minimum 10 per cent of the site area; (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.32	Iain McManus	Amend standard H5.6.20(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.33	Iain McManus	Amend standard H5.6.21(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpavedsurfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.34	Iain McManus	Approve standards H5.6.21(2), (4) and (5) as proposed.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.35	Iain McManus	Amend H5.8.1(1)(b)(i) as proposed in the plan change.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.36	Iain McManus	Amend H5.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, form and appearance: (i) whether the intensity and scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	812.37	Iain McManus	Relocate Table H5.9(3) to standard H5.6.19 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	812.38	Iain McManus	Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines): (7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained. (7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.39	Iain McManus	Approve rule D18.4(3) as proposed.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.40	Iain McManus	Amend activity D18.4(A1) to delete the standards listed in the “Standards to be complied with” column.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.41	Iain McManus	Amend standard D18.6.1A.2(3) as follows: (3) Where the minor dwelling is proposed as a standalone building on a front site, it must be sited to the rear of the existing principal dwelling.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.42	Iain McManus	Amend standard D18.6.1.2(1) as follows: (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45 60 degree recession plane measured from a point 3m 4m above the ground level along any boundary of the site.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.43	Iain McManus	Amend Figure D18.6.1.3.1 to illustrate the freedom provided by standard D18.6.1.3(2), namely to show one of the rear sites with 3m yards to the long boundaries and 1.2m yards to the short boundaries (or some other arrangement that is different to the arrangement shown for the other rear site).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.44	Iain McManus	Amend Table D18.6.1.4.1 as follows: to contain only two qualifiers - Site area of up to 200m2 = 55 percent Building coverage of net site area Site area greater than 200m2 = 50 percent building coverage of net site area	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.45	Iain McManus	Add consequential amendments to Table D18.6.1.5.1 to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.46	Iain McManus	Add consequential amendments to Table D18.6.1.6.1. to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.47	Iain McManus	Review the need to retain D18.8.1.1(B1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	812.48	Iain McManus	Review the need to retain D18.8.1.1(AB1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS77	Keith Maddison	Oppose	812.49	Iain McManus	Amend policy H6.3(A4)(c) with the following revised wording (or words to similar effect): (c) limiting visual dominance effects on adjoining sites, to the extent practicable given the height permitted in the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	812.50	Iain McManus	Amend policy H6.3(A4)(f) as follows: (f) minimising limiting the maximum impervious area on a site in order to….	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	812.51	Iain McManus	Delete policy H6.3(14) in its entirety. It is unclear how the policy will be applied.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	812.52	Iain McManus	Delete activities H6.4(A3B) and H6.4(A3C) and all related provisions. These appear to be a 'cut and paste' error. And it is not good planning practice to zone for intensification and then prevent this due to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	812.53	Iain McManus	Delete rule H6.5(6) in its entirety. There is no sound resource management basis for the approach to notification under this clause.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.54	Iain McManus	Amend and replace standard H6.6.5(1)(a) with a standard that permits developments containing up to 3 dwellings to a height of 18m to enable 5 storeys with good urban design outcomes. In the event that the above relief is not granted, replace the proposed standard with one that permits developments containing up to 3 dwellings to the same height as permitted for developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.55	Iain McManus	Amend and replace standard H6.6.5(1)(b) with a standard that permits “any other development” outside a walkable catchment to a height of 18m to enable 5 storeys with good urban design outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.56	Iain McManus	Amend and replace standard H6.6.6(1) with a standard that permits developments containing up to 3 dwellings to the same height in relation to boundary as developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.57	Iain McManus	Amend standard H6.6.6(2) as follows: (2) Standards H6.6.6(1), and H6.6.6(2), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) do does not apply to a boundary, or part of a boundary, adjoining any of the following:…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.58	Iain McManus	Amend standard H6.6.6(3) as follows: (3) Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.59	Iain McManus	Amend standard H6.6.6(4) as follows: (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	812.60	Iain McManus	Amend the riparian yard requirement in Table H6.6.9.2 as follows: 10m from the edge of all other permanent and intermittent streams.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.61	Iain McManus	Apply the MDRS in standards H6.6.12(A1) and (A2) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.62	Iain McManus	Apply the MDRS in standard H6.6.13(A1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.63	Iain McManus	In the event that the relief sought in the submission point 812.62 is rejected, amend standard H6.6.13(2)(a)ii to make it clear whether this clause requires the outlook space at all levels of a building greater than 3 storeys (other than the ground floor, as per the exception in clause iii) to have a minimum 8m depth or only the outlook space for levels 4 and above.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.64	Iain McManus	Delete standard H6.6.13(9)(d) and replace it with a new standard H6.6.13(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.65	Iain McManus	Apply the MDRS in standards H6.6.15(A1) and (B1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.66	Iain McManus	Delete standard H6.6.20 in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.67	Iain McManus	Amend standard H6.6.20 (if not deleted) as follows: (1)(a) - minimum dimension of 2m not 3m (1)(b)(i) - minimum dimension of 2m not 3m (1)(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.68	Iain McManus	Amend standard H6.6.21(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.69	Iain McManus	Amend standard H6.6.22(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	812.70	Iain McManus	Approve standards H6.6.22(2), (4) and (5) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.71	Iain McManus	Amend H6.8.1(1)(b)(i) as proposed in the plan change.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.72	Iain McManus	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.73	Iain McManus	Delete H6.8.1(2)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.74	Iain McManus	Delete H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.75	Iain McManus	Amend criterion H6.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, building form and appearance: (i) whether the scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.76	Iain McManus	Delete criterion H6.8.2(1)(f) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.77	Iain McManus	Amend criterion H6.8.2(2)(aa) as follows: (aa) the extent to which the building location, scale, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone. The reference to 'high quality' has the potential to create problems at the resource consent stage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.78	Iain McManus	Amend criterion H6.8.2(2)(ab)(v) as set out below: (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by: (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.79	Iain McManus	Delete criterion H6.8.2(2)(m) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.80	Iain McManus	Delete criterion H6.8.2(3)(l) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	812.81	Iain McManus	Delete criterion H6.8.2(6)(g) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	812.82	Iain McManus	Amend and Relocate Table H6.9(3) to standard H6.6.20 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	836.1	North Eastern Investments Limited	See PC 71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments PC79 (Amendments to the transport provisions) PC 81 (Additions to Schedule 14 Historic Heritage Schedule) PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS77	Keith Maddison	Oppose	836.2	North Eastern Investments Limited	Remove [inferred] the “designation” recorded in the plan change Map Viewer on the land at 56 Fairview Avenue as a “Spatially Qualifying Matter”.	Qualifying Matters A-I	Designations
FS77	Keith Maddison	Oppose	836.3	North Eastern Investments Limited	Remove [inferred] any designation being applied to any land parcel in the Auckland region through the plan change Map Viewer where there is no supporting information as to why the designation is being applied.	Qualifying Matters A-I	Designations
FS77	Keith Maddison	Oppose	836.4	North Eastern Investments Limited	Retain a walkable catchment of 1200 metres or more for the city centre (refer Attachment 4, page 70/105 of submission)	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Oppose	836.5	North Eastern Investments Limited	Retain the walkable catchment pertaining to the submitter's land - 56 Fairview Avenue and 129 Oteha Valley Road, Albany.	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS77	Keith Maddison	Oppose	836.6	North Eastern Investments Limited	Amend (inferred) any plan change text which is not in accordance with the mandatory directions of the National Planning Standards, with particular reference to 'height'.	Plan making and procedural	Central Government process - mandatory requirements
FS77	Keith Maddison	Oppose	836.7	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Residential or other zones.	Height	Residential Height - Technical Elements (storeys to height)

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FS77	Keith Maddison	Oppose	836.8	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Business or other zones.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS77	Keith Maddison	Oppose	836.9	North Eastern Investments Limited	Remove (do not add) any added definition to the plan change text (in respect of height) for partial level, mezzanine, or similar term. Do not include any restriction on a partial level or mezzanine within a storey of a building.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	836.10	North Eastern Investments Limited	Remove (do not add) any qualifying matter to 56 Fairview Avenue or 129 Oteha Valley Road, Albany as an outcome of the plan change.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS77	Keith Maddison	Oppose	836.11	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to 56 Fairview Avenue or 129 Oteha Valley Road, Albany; delete all text changes in the plan change in relation to this; do not apply (erroneously) any flood plains, flood prone, flood sensitive mapping to this land.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	836.12	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to any land in the Auckland Region through the plan change.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	836.13	North Eastern Investments Limited	Delete the 'Further information (i)' (inferred 'Flood plains (i)') as a 'spatially qualifying matter' (which is opposed) applying to 32, 41, 43, 45 and 52 Springvale Drive, Albany (on the eastern boundary of 56 Fairview Avenue).	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	836.14	North Eastern Investments Limited	Delete all text amendments that are proposed (and which are opposed) for Chapter E36 Natural hazards and flooding of the AUP.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	836.15	North Eastern Investments Limited	Apply a new "Waikahikatea Precinct" (Attachment One of the submission), or variations of it, to 56 Fairview Avenue and 129 Oteha Valley Road. It proposes to encapsulate the previous decisions of the Court including the Network Discharge Consent provisions which prevent increased flood levels in the relevant (affected) streams.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS77	Keith Maddison	Oppose	836.16	North Eastern Investments Limited	Make amendments to the plan change to enable a supportive planning framework to enable intensive residential and mixed-use business development at 56 Fairview Avenue and 129 Oteha Valley Road, with additional height controls (and) with site-specific (Waikahikatea Precinct or similar) provisions for the treatment of the streams and riparian margins in a similar manner to the previous Environment Court Consent Orders and (from 2009-2016), inclusive of any consequential changes to the plan change (and PC71, PC79 and PC80) text to secure that outcome.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS77	Keith Maddison	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English interpreter for all Te Reo at hearing	Plan making and procedural	Consultation and engagement - general
FS77	Keith Maddison	Oppose	839.1	Russell Property Group	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	839.2	Russell Property Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS77	Keith Maddison	Oppose	839.3	Russell Property Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	839.4	Russell Property Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	839.5	Russell Property Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	839.6	Russell Property Group	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS77	Keith Maddison	Oppose	839.7	Russell Property Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	839.8	Russell Property Group	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	839.9	Russell Property Group	Remove reference to QM under E38.1 Introduction [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.10	Russell Property Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.11	Russell Property Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.12	Russell Property Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.13	Russell Property Group	Delete proposed amendments to E38.3 Policies. [refer to pages 14 and 15 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.14	Russell Property Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.15	Russell Property Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.16	Russell Property Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.17	Russell Property Group	Delete proposed amendments to E38.8.2 [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.18	Russell Property Group	Delete proposed amendments to E38.11.1 [refer to page 18 submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.19	Russell Property Group	Delete proposed amendments to E38.11.2 [refer to page 18 and 19 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.20	Russell Property Group	Delete proposed amendments to E38.12.1 [refer to page 19 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	839.21	Russell Property Group	Delete proposed amendments to E38.12.2 [refer to page 19 and 20 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	839.22	Russell Property Group	Delete LDR zone in its entirety [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	839.23	Russell Property Group	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	839.24	Russell Property Group	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS77	Keith Maddison	Oppose	839.25	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	839.26	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	839.27	Russell Property Group	Extend the mapped extent of the MHU zone to take in sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	839.28	Russell Property Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 22 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	839.29	Russell Property Group	Delete additional objectives inserted at H5.2 [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	839.30	Russell Property Group	Delete additional policies inserted at H5.3 [refer to page 23-26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	839.31	Russell Property Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 26 and 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	839.32	Russell Property Group	Retain proposed provisions under H5.5(4) [refer to page 27 - 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	839.33	Russell Property Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.34	Russell Property Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	839.35	Russell Property Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.36	Russell Property Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.37	Russell Property Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.38	Russell Property Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.39	Russell Property Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.40	Russell Property Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.41	Russell Property Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.42	Russell Property Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.43	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 33 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.44	Russell Property Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.45	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.46	Russell Property Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.47	Russell Property Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.48	Russell Property Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	839.49	Russell Property Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	839.50	Russell Property Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.51	Russell Property Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.52	Russell Property Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.53	Russell Property Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.54	Russell Property Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.55	Russell Property Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.56	Russell Property Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.57	Russell Property Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.58	Russell Property Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.59	Russell Property Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.60	Russell Property Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.61	Russell Property Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.62	Russell Property Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.63	Russell Property Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.64	Russell Property Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	839.65	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.66	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.67	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.68	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.69	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.70	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.71	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.72	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.73	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.74	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.75	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.76	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.77	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.78	Russell Property Group	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.79	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS77	Keith Maddison	Oppose	839.80	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.81	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.82	Russell Property Group	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	839.83	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	839.84	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	839.85	Russell Property Group	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	839.86	Russell Property Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	839.87	Russell Property Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	839.88	Russell Property Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	839.89	Russell Property Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	839.90	Russell Property Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	839.91	Russell Property Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS77	Keith Maddison	Oppose	839.92	Russell Property Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	839.93	Russell Property Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	839.94	Russell Property Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.95	Russell Property Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.96	Russell Property Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.97	Russell Property Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.98	Russell Property Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.99	Russell Property Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.100	Russell Property Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.101	Russell Property Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.102	Russell Property Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	839.103	Russell Property Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.104	Russell Property Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.105	Russell Property Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.106	Russell Property Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.107	Russell Property Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	839.108	Russell Property Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.109	Russell Property Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.110	Russell Property Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.111	Russell Property Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.112	Russell Property Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.113	Russell Property Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	839.114	Russell Property Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.115	Russell Property Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.116	Russell Property Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.117	Russell Property Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.118	Russell Property Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.119	Russell Property Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	839.120	Russell Property Group	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.121	Russell Property Group	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.122	Russell Property Group	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.123	Russell Property Group	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.124	Russell Property Group	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.125	Russell Property Group	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.126	Russell Property Group	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.127	Russell Property Group	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	839.128	Russell Property Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	839.129	Russell Property Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	839.130	Russell Property Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	839.131	Russell Property Group	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	839.132	Russell Property Group	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	839.133	Russell Property Group	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	839.134	Russell Property Group	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	839.135	Russell Property Group	Rezone 150 - 170 Marua Road, Mount Wellington to THAB.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	839.136	Russell Property Group	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	840.1	Auckland City Centre Residents Group	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather that three different walkable catchments with three different distances.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	840.2	Auckland City Centre Residents Group	Add provisions in the Unitary Plan for future developments in the city centre that provide for Resource Consent conditions to include public benefits within, and beyond, the envelope of a particular building and that process/methodology be used for negotiation with developers in terms of the type and extent of a particular development.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS77	Keith Maddison	Oppose	840.4	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but recommend that specific changes are incorporated into the Unitary Plan so as to facilitate Auckland Council having the decision making authority as to the height, dimensions and form of different buildings, in different locations, spread across the city centre space, and including public benefits/space, sustainability and climate change initiatives together with traffic/transport considerations as considered appropriate by Council on a site by site basis.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	840.5	Auckland City Centre Residents Group	Amend phrase 'Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of our city' with 'Changes to current standards (and some new standards) to ensure that tall building are of a form that contributes to a well-functioning urban environment as determined on a site by site basis'.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	840.6	Auckland City Centre Residents Group	Support removal of FAR bonus standards from as all sites will have greater height and/or development capacity so transfer of floor space is no longer needed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	840.7	Auckland City Centre Residents Group	Note podium developments, narrowing as the height increases, which ensures maximum sunlight to all residential homes in the city centre. However, it needs to be Auckland Council who makes these decisions on a site by site basis given that Placemaking is the key means of achieving the Purposes of the Local Government Act 2002.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	840.8	Auckland City Centre Residents Group	Support provision for minimum dwelling size [H8.6.33] to ensure dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	840.9	Auckland City Centre Residents Group	Support provision for minimum floor to floor height [H8.6.27] to ensure that dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	840.10	Auckland City Centre Residents Group	Support provision of sunlight in outlook controls as Council has advised it intends to enforce for areas surrounding the city centre. City Centre residents expect their council, and governments, to ensure that the same rights apply to every residential area across all of Auckland and that Council will ensure this is respected through adherence to, and application of, Policy 1 of the NPSUD.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	840.11	Auckland City Centre Residents Group	Approve the maximum tower dimensions, setbacks from street and tower separation distances being maintained.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	840.12	Auckland City Centre Residents Group	Approve the continued management of City Centre precincts with area specific controls including height and development capacity.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS77	Keith Maddison	Oppose	840.13	Auckland City Centre Residents Group	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal

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FS77	Keith Maddison	Oppose	840.14	Auckland City Centre Residents Group	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	840.15	Auckland City Centre Residents Group	Reject reliance on Section 3.32 (h) as a means of preventing developments in SCA's. Consider this in breach of both the objectives and intention of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	840.16	Auckland City Centre Residents Group	Incorporate the Auckland Light Rail corridor into their current NPSUD so that decisions related to progress on the ALR corridor are supported by appropriate area maps showing intensification, zoning, walkable catchments and the required level of intensification around city, metropolitan and local centres.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	841.1	Villages of New Zealand Limited	In terms of enabling intensification outside of these arbitrary limits [regarding application of the 800m walkable catchment], it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl. On this basis, the catchment for the Highland Park metropolitan centre for Upzoning around Local Centre and Town Centres in line with NPS-UD Policy 3d should be extended to include Pakuranga Park Village and other above-mentioned properties located along Pakuranga Road, including Business Mixed Use Zone land [refer to pages 7-8 of the submission for further details, and includes properties at 189 Pigeon Mountain Road Half Moon Bay, 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road, 332 Pakuranga Road, 334S Pakuranga Road, 350 Pakuranga Road, 470 Pakuranga Road, 472 Pakuranga Road, 474 Pakuranga Road and 490 Pakuranga Road, Pakuranga].	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification
FS77	Keith Maddison	Oppose	841.2	Villages of New Zealand Limited	Amend the plan change provisions so that they give effect to the NPS-UD and RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	841.3	Villages of New Zealand Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	841.4	Villages of New Zealand Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	841.5	Villages of New Zealand Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	841.6	Villages of New Zealand Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	841.7	Villages of New Zealand Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	841.8	Villages of New Zealand Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	841.9	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

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FS77	Keith Maddison	Oppose	841.10	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 14 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	841.11	Villages of New Zealand Limited	Delete additional objectives inserted at H5.2 [refer to page 14 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	841.12	Villages of New Zealand Limited	Delete additional policies inserted at H5.3 [refer to page 15 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	841.13	Villages of New Zealand Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 17 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	841.14	Villages of New Zealand Limited	Retain proposed provisions under H5.5(4) Notification [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.15	Villages of New Zealand Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.16	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.17	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.18	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.19	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.20	Villages of New Zealand Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.21	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.22	Villages of New Zealand Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.23	Villages of New Zealand Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.24	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	841.25	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.26	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.27	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.28	Villages of New Zealand Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.29	Villages of New Zealand Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer to page 26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.30	Villages of New Zealand Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.31	Villages of New Zealand Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	841.32	Villages of New Zealand Limited	Delete proposed Matters of Control H5.7.1 and Assessment Criterion H5.7.2(1) relating to one dwelling per site in a SEA [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.33	Villages of New Zealand Limited	Delete Matters of discretion H5.8.1(1) and Assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.34	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from Matter of discretion H5.8.1(1)(b)(i) and Assessment criteria H5.8.1(2)(a)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.35	Villages of New Zealand Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.36	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from the Assessment criteria H5.8.1(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.37	Villages of New Zealand Limited	Delete 'intensity and' from Assessment criterion H5.8.2(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.38	Villages of New Zealand Limited	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(2)(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.39	Villages of New Zealand Limited	Delete other proposed provisions under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	841.40	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to page 37 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.41	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion at H5.8.1 for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.42	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) for building height [refer to page 41 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.43	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.44	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.45	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 4 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.46	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.47	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscape area [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.48	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.49	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.50	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.51	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.52	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.53	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.54	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(18) for deep soil and canopy [tree] [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	841.55	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.56	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.57	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.58	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure - Stormwater Disposal Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.59	Villages of New Zealand Limited	Delete proposed special information requirements H5.9 [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	841.60	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	841.61	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	841.62	Villages of New Zealand Limited	Retain MDRS provisions under H6.1 Zone description as notified [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	841.63	Villages of New Zealand Limited	Delete changes proposed to Objectives at H6.2 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	841.64	Villages of New Zealand Limited	Delete changes proposed to Policies at H6.3 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	841.65	Villages of New Zealand Limited	Delete changes proposed to Activity table H6.4.1 regarding standards to be complied with [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	841.66	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	841.67	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	841.68	Villages of New Zealand Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.69	Villages of New Zealand Limited	Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.70	Villages of New Zealand Limited	Delete [H6.6.4C for Dwellings within the Infrastructure - Stormwater Disposal Constraints Control, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.71	Villages of New Zealand Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.72	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.73	Villages of New Zealand Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.74	Villages of New Zealand Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.75	Villages of New Zealand Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.76	Villages of New Zealand Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 59 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.77	Villages of New Zealand Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	841.78	Villages of New Zealand Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.79	Villages of New Zealand Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 61 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.80	Villages of New Zealand Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 62 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.81	Villages of New Zealand Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.82	Villages of New Zealand Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.83	Villages of New Zealand Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	841.84	Villages of New Zealand Limited	Delete proposed provisions under Matters of control H6.7.1 [refer to page 65 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.85	Villages of New Zealand Limited	Delete proposed provisions under Assessment criteria for controlled activities H6.7.2 [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.86	Villages of New Zealand Limited	Reject H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.87	Villages of New Zealand Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.88	Villages of New Zealand Limited	Delete assessment criterion H6.8.2(2)(ad) for [assessment of the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	841.89	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.90	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.91	Villages of New Zealand Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.92	Villages of New Zealand Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.93	Villages of New Zealand Limited	Delete other proposed provisions under H6.8.1 [refer to page 67 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.94	Villages of New Zealand Limited	Delete proposed provisions under H6.8.2 [refer to page 70 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.95	Villages of New Zealand Limited	Delete proposed provisions under Special information requirements H6.9 [refer to page 77 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	841.96	Villages of New Zealand Limited	Remove references to QM under H13.1 Zone description [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.97	Villages of New Zealand Limited	Amend Zone description H13.1 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.98	Villages of New Zealand Limited	Delete proposed changes to Objectives H13.2 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.99	Villages of New Zealand Limited	Amend Objectives H13.2 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.100	Villages of New Zealand Limited	Delete proposed changes to Policies H13.3 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.101	Villages of New Zealand Limited	Amend Policies H13.3 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.102	Villages of New Zealand Limited	Delete proposed changes to purpose of Standard H13.6.1 to remove reference to qualifying matters [refer to page 80 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.103	Villages of New Zealand Limited	Amend Standard H13.6.1(1) to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	841.104	Villages of New Zealand Limited	Delete proposed Landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	841.105	Villages of New Zealand Limited	Delete proposed Service Area definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	841.106	Villages of New Zealand Limited	Delete proposed Urban Heat Island definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	841.107	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	841.108	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	841.109	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor [refer to page 52 of the submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	841.110	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 52 of the submission for further details].	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	841.111	Villages of New Zealand Limited	Approve the broad application of the MHU zone [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	841.112	Villages of New Zealand Limited	Approve the application of THAB within walkable catchments [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	841.113	Villages of New Zealand Limited	Reject introduction of QMs into zones [refer to page 4 of the submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	841.114	Villages of New Zealand Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	841.115	Villages of New Zealand Limited	Delete the LDR Zone in its entirety [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	841.116	Villages of New Zealand Limited	Rezone 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road and 334S Pakuranga Road, Pakuranga to THAB [refer to page 7 of the submission for a diagram].	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	841.117	Villages of New Zealand Limited	In our view, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites [refer to page 8 of the submission for further details].	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	841.118	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone [refer to page 57 of the submission for further details].	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	855.1	MHE Limited	Amend HVC for 83-85 College Hill, 87 College Hill, 89 College Hill, 91 College Hill, 93 College Hill, 95 College Hill, 99 College Hill, 101 College Hill, 107-109 College Hill to 27m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	855.2	MHE Limited	Amend HVC for Ponsonby Mixed Use zone area to 27m [inferred: including properties at: 1 Cascade Street, 5-7 Hargreaves Street, 24 Spring Street, 2 College Hill, 28 College Hill, 5 College Hill, 32 Ireland Street, 84-86 Franklin Road, 98 Beaumont Street, 3 Hargreaves Street, 34 Ireland Street, 43 College Hill, 27-37 Napier Street, 2 Middle Street, 9 Wilkins Street, 3-11 New Street, 1-8 Brickfield Way, 7 College Hill, 19 Hargreaves Street, 220 Victoria Street West, 5 Wilkins Street, 94 Franklin Road, 2-18 Fisher-Point Drive, 88 Franklin Road, 111 Franklin Road, 13-15 College Hill, 21 Hargreaves Street, 115-121 Franklin Road, 92 Franklin Road, 17 Hargreaves Street, 62-98 Fisher-Point Drive, 37-39 Ireland Street, 3 College Hill, 90 Franklin Road, 41 College Hill, 29 Hargreaves Street, 31-35 Hargreaves Street, 25 Hargreaves Street, 33 College Hill, 27 College Hill, 27 Hargreaves Street, 23 Hargreaves Street, 25 College Hill, 44 Ireland Street, 39 Spring Street, 10 College Hill, 40-42 Ireland Street, 38 Ireland Street, 8 College Hill, 31 Spring Street, 35 Spring Street, 1 Scotland Street, 16 College Hill, 28-42 Spring Street, 37 Spring Street, 1 Beaumont Street, 2-4 Hargreaves Street, 36-38 College Hill, 17-71 Fisher-Point Drive, 32-60 Fisher-Point Drive, 2-26 Telpher Street, 18 Waitemata Street, 80 Beaumont Street, 20 Beaumont Street, 98 Franklin Road, 100 Franklin Road, 96 Franklin Road, 45 Ireland Street, 10 Beaumont Street, 13 Hargreaves Street, 9 Hargreaves Street, 15 Hargreaves Street, 11 Hargreaves Street, 20-22 Fisher-Point Drive].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	871.1	Property Council New Zealand	[Amend] city centre walkable catchment by at least 400m to 1.5km.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Oppose	871.2	Property Council New Zealand	[Amend] to apply the 400m walkable catchment standard more widely around Town Centres.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	871.3	Property Council New Zealand	[Amend the zone provisions to enable] greater housing intensification in Metropolitan, Town and Local Centres.	Business Zones provisions	Business Zones (General or other)
FS77	Keith Maddison	Oppose	871.4	Property Council New Zealand	[Amend] to ensure transport alignment between residential and mixed-use zones.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	871.5	Property Council New Zealand	Amend THAB rules from “up to” six storeys to better enable greater height and more flexible design where appropriate;	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	871.6	Property Council New Zealand	[Amend to] create alignment between THAB rules inside and outside of walkable catchments	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	871.7	Property Council New Zealand	[Delete] prescriptive rules within the plan change to better ensure that a site-specific approach can be taken over the proposed prescriptive approach as to where a building, turning bay and accessways are to be placed.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	871.8	Property Council New Zealand	[Amend] the zone so that if a qualifying matter is not present, the RMA Amendment rules take precedence.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	871.9	Property Council New Zealand	Delete infrastructure constraints as a qualifying matter and investigate the use of transparent, beneficiary pays funding models to fund necessary core infrastructure to support development.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	871.10	Property Council New Zealand	Retain 200m walkable catchment for Local Centres.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	871.11	Property Council New Zealand	Retain 400m walkable catchment for larger Town Centres.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	871.12	Property Council New Zealand	Amend height standards to provide building heights greater than six storeys along transport corridors and close to train stations.	Height	RTN WC Intensification response
FS77	Keith Maddison	Oppose	871.13	Property Council New Zealand	Amend business zone rules to be flexible enough to enable car parking for residential developments.	Business Zones provisions	Business Zones (General or other)
FS77	Keith Maddison	Oppose	871.14	Property Council New Zealand	Amend residential zone rules to be flexible enough to enable car parking for residential developments.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	871.15	Property Council New Zealand	Amend zone rules to outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	871.16	Property Council New Zealand	Retain the deletion of the Gross Floor Area standard and the GFA bonus standard	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	871.17	Property Council New Zealand	Retain the deletion of the height control	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	871.18	Property Council New Zealand	Retain the extension of the outlook space control	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	871.19	Property Council New Zealand	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	871.20	Property Council New Zealand	Recognise the risk of lost amenity in business zones given the onsite requirements for waste collection and accessibility.	Business Zones provisions	Business Zones (General or other)
FS77	Keith Maddison	Oppose	871.21	Property Council New Zealand	Recognise the risk of lost amenity in residential zones given the onsite requirements for waste collection and accessibility.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS77	Keith Maddison	Oppose	871.23	Property Council New Zealand	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS77	Keith Maddison	Oppose	871.25	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.1	Kāinga Ora	Delete the Residential - Single House Zone entirely. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. This includes applying the Residential - Mixed Housing Urban Zone to the 23 settlements currently excluded such as Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead and others. See Appendix 1, Table 1, row 43. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.2	Kāinga Ora	Delete the Residential - Low Density Residential Zone entirely. See Appendix 1, Table 1, row 44. Rezone with either the Residential - Mixed Housing Urban Zone or the Residential Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.3	Kāinga Ora	Delete the Residential - Mixed Housing Suburban Zone entirely. See Appendix 1, Table 1, row 45. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer also to the separate submission point on the Auckland Light Rail Corridor exclusion area.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.4	Kāinga Ora	Amend the Residential - Mixed Housing Urban Zone provisions to: 1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings; 2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and 3) Simplify and streamline matters of discretion and associated assessment criteria. Make amendments to H5 as set out in Appendix 1, Table 2, Rows 138 to 163 of the submission. Refer to Appendices 2 and 3 for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	873.5	Kāinga Ora	Amend the spatial extent of the Residential - Mixed Housing Urban Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.6	Kāinga Ora	Amend the Residential - Terrace Housing and Apartment Buildings Zone to enable higher densities and building heights with fewer restrictions. Make deletions or amendments to the H6 zone provisions to that effect as set out in Appendix 1 of the submission, Table 1, Rows 46 to 75 of the submission. Refer to Appendices 2 and 3 of the submission for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	873.7	Kāinga Ora	Amend the spatial extent of the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.8	Kāinga Ora	Amend the Height Variation Control for the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.9	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the Business City Centre Zone. Make amendments as set out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Oppose	873.10	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from the edge of any Business Metropolitan Centre Zone. Make amendments summarised out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS77	Keith Maddison	Oppose	873.11	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	873.12	Kāinga Ora	Amend to include RTN walkable catchments for the Onehunga train line.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.13	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within: 1) 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a Business - Metropolitan Centre Zone or the Business - City Centre Zone; 2) 800m (approx. 10 minute walk) in some highly accessible locations; as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	873.14	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 800m (approx. 10 minute walk) from the edge of the Business - Town Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	873.15	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 400m (approx. 5 minute walk) from the edge of the Business - Local Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	873.16	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around the Business - City Centre Zone. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS77	Keith Maddison	Oppose	873.17	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS77	Keith Maddison	Oppose	873.18	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS77	Keith Maddison	Oppose	873.19	Kāinga Ora	Amend the Height Variation Control to provide for 5 storeys (18m) within those parts of the Residential - Mixed Housing Urban Zone that adjoin the 10 storey Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS77	Keith Maddison	Oppose	873.20	Kāinga Ora	Amend to provide for unlimited height in the Business - City Centre Zone General Height Area. Refer to Appendix 3 of the submission for building height. Retain, amend or delete H8 provisions as set out in Appendix 1, Table 1, Rows 76, 77, 78, 79 and 80 of the submission.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.21	Kāinga Ora	Delete qualifying matters and standards for specific density provisions from the Business - City Centre Zone. This includes but is not limited to: streetscape improvement and landscaping; special amenity yards; street sightlines; outlook space and space and building in relation to boundary. Retain or delete H8 provisions as set out in Appendix 1, Table 1, Rows of 81, 82, 83 and 84 of the submission.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS77	Keith Maddison	Oppose	873.22	Kāinga Ora	Amend the Business - Metropolitan Centre Zone to allow unlimited building height except where qualifying matters apply. Refer to Appendices 2 and 3 of the submission for building height. Retain, amend or delete H9 provisions as set out in Appendix 1, Table 1, Rows of 85, 86, 87, of the submission.	Height	Metropolitan Centre WC Intensificatio n response
FS77	Keith Maddison	Oppose	873.23	Kāinga Ora	Amend the Business - Town Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height through the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control below the proposed 6-storey base zone height; 4) amend the Height in Relation to Boundary Control to enable the increased base height. Delete or amend H10 provisions as set out in Appendix 1, Table 1, Rows 88, 89, and 90 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS77	Keith Maddison	Oppose	873.24	Kāinga Ora	Amend the Business - Local Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height in the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control that below the 6-storey base zone height; 4) Amend the Height in Relation to Boundary Control to enable the increased base height. Amend or delete H11 provisions as set out in Appendix 1, Table 1, Rows 91, 92 and 93 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS77	Keith Maddison	Oppose	873.25	Kāinga Ora	Amend the Business - Neighbourhood Centre Zone and Height Variation Control to Enable a 6-storey height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Amend or delete H12 provisions as set out in Appendix 1, Table 1, Rows 94, 95 and 96 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.26	Kāinga Ora	Amend the Business - Mixed Use Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendix 3 for building height. Amend or delete H13 provisions as set out in Appendix 1, Table 1, Rows 97, 98 and 99 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.27	Kāinga Ora	Amend the Business - General Business Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendices 2 and 3 of the submission for building height. Amend or delete H14 provisions as set out in Appendix 1, Table 1, Rows 100, 101 and 102 of the submission.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.28	Kāinga Ora	Amend the majority of the qualifying matters to be applied by overlays rather than zones or precincts. An example of where this is not requested is for the flooding qualifying matter. See also Appendix 1, Table 1, Row 3 of the submission.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS77	Keith Maddison	Oppose	873.29	Kāinga Ora	Amend the qualifying matters so that they are managed consistently and are not managed by zones.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS77	Keith Maddison	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.31	Kāinga Ora	Amend the Special Housing Area exclusions by implementing the MDRS and Policy 3 requirements for many of these areas which would meet the definition of 'relevant residential zone'. Apply all the relief sought by this submission to the identified Special Housing Areas as illustrated in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.32	Kāinga Ora	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	873.33	Kāinga Ora	Delete the Beachlands Transport Infrastructure Constraint including deletion of provisions as set out on page 8 of the submission, and in Table A1.4.8.1, Appendix 1 of the Submission, Table 1 Rows 1, 38, 39, 40 and 41 of the submission. Note with reference to row 39 that other unrelated provisions are to be retained. Refer also to mapping changes in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.34	Kāinga Ora	Amend C1.6A(2) by making the deleting reference to "an overlay rule" as set out in as set out in Appendix 1 Table 1 Row 2 of the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	873.35	Kāinga Ora	Retain the Wetland Management Areas qualifying matter. See Appendix 1, Table 1, Row 4 of the submission for details.	Qualifying Matters A-I	Wetland Management (D8)
FS77	Keith Maddison	Oppose	873.36	Kāinga Ora	Retain identification of a Significant Ecological Areas qualifying matter. Delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Do not utilise residential zones to manage this issue, and delete proposed provisions. See Appendix 1, Table 1, Rows 5, 6 and 7 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	873.37	Kāinga Ora	Retain identification of Outstanding Natural Landscapes and Outstanding Natural Features qualifying matter but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. See Appendix 1, Table 1, Rows 8, 9 and 10 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONL and ONF (D10)
FS77	Keith Maddison	Oppose	873.38	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Metropolitan Centre WC Intensification response
FS77	Keith Maddison	Oppose	873.39	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Height response - other zones
FS77	Keith Maddison	Oppose	873.40	Kāinga Ora	Retain identification of Outstanding Natural Character and High Natural Character qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. Delete the newly proposed special information requirements. Make amendments as set out in Appendix 1, Table 1, Rows 10, 11 and 12 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	873.41	Kāinga Ora	Retain identification of a Waitakere Ranges qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete non-complying activity status for minor dwellings and reject deletion of supplementary text in activity table. Make amendments as set out in Appendix 1, Table 1, Rows 13, 14, 15 and 16 of the submission. Rezone with Residential - Mixed Housing Urban Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	873.42	Kāinga Ora	Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters Other	Notable Trees (D13)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.43	Kāinga Ora	Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	873.44	Kāinga Ora	Delete the Ridgeline Protection qualifying matter and delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Rows 22, 23 and 24 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	873.45	Kāinga Ora	Delete the Local public views qualifying matter and all of the associated Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Row 25 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Local Public Views (D16)
FS77	Keith Maddison	Oppose	873.46	Kāinga Ora	Retain the High Aircraft Noise Area (HANA) as a qualifying matter, but amend it by rezoning any Residential - Low Density Residential Zone and Residential - Terrace Housing and Apartment Buildings Zoned areas to Residential - Mixed Housing Urban Zone. Refer to Appendix 1, Table 1, Row 30 of the submission, and Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central]	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	873.47	Kāinga Ora	Delete the Moderate Aircraft Noise Area (MANA) as a qualifying matter and delete the blanket density restrictions for residential sites within the MANA overlay and make other amendments as set out in Appendix 1, Table 1, Row 31 of the submission.	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	873.48	Kāinga Ora	Delete the Infrastructure - Combined Wastewater Network Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS77	Keith Maddison	Oppose	873.49	Kāinga Ora	Delete the Infrastructure - Water and/or Wastewater Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	873.50	Kāinga Ora	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS77	Keith Maddison	Oppose	873.51	Kāinga Ora	Retain overlays and city wide rules for managing natural hazards but delete down zoning for natural hazards including deletion of the Residential - Low Density Residential Zone. Rezone with Residential - Mixed Housing Urban Zone or Residential - Terraced Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Refer also to Appendix 1, Table 1, Row 36 of the submission. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.52	Kāinga Ora	Retain spatial mapping of natural hazards on maps but delete any flood hazard mapping in the plan. Flood hazard mapping should be non-statutory, sitting outside the plan. Refer to Appendix 1, Table 1, Row 37 of the submission.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	873.53	Kāinga Ora	Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	873.54	Kāinga Ora	Amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS) within relevant residential zones. Amend or delete H27 provisions as set out in Appendix 1, Table 1, Rows 103, 104, 105 and 106 of the submission.	Other Zones provisions	H27 Special Purpose - Māori Purpose Zone
FS77	Keith Maddison	Oppose	873.55	Kāinga Ora	Retain the note at the start of Chapter D17 that identifies Historic Heritage as a qualifying matter. Refer to Appendix 1, Table 1, Row 26 of the submission.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	873.56	Kāinga Ora	Delete the proposed Lawry Settlement Workers' Housing as a qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	873.57	Kāinga Ora	Delete the D20A Stockade Hill Viewshaft Overlay entirely including from the plan (and GIS view) and the Figure D20A.6.1.1. Refer to Appendix 1, Table 1, Row 28 of the submission.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS77	Keith Maddison	Oppose	873.58	Kāinga Ora	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS77	Keith Maddison	Oppose	873.59	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Area Overlay. Remove the provisions relating to the MANA from the precinct and apply the city wide overlay provisions. Also summarised under the qualifying matter topic.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS77	Keith Maddison	Oppose	873.60	Kāinga Ora	Delete the identification of 'sunlight admission' as a qualifying matter from I425 Manukau Centre Precinct.	Precincts - NPSUD MDRS Response	I425 Manukau Precinct
FS77	Keith Maddison	Oppose	873.61	Kāinga Ora	Delete qualifying matters pertaining to 'Notable Trees' and 'Flooding' from the I433 Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.62	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the qualifying matter topic. Delete qualifying matters pertaining to 'Flooding' from the I438 Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Rezone the residential zones that are affected by the designation as either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone, as appropriate.	Precincts - NPSUD MDRS Response	I438 Takanini Precinct
FS77	Keith Maddison	Oppose	873.63	Kāinga Ora	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the I529 Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	Precincts - NPSUD MDRS Response	I529 Orewa 1 Precinct
FS77	Keith Maddison	Oppose	873.64	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I533 Red Beach Precinct.	Precincts - NPSUD MDRS Response	I533 Red Beach Precinct
FS77	Keith Maddison	Oppose	873.65	Kāinga Ora	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the I539 Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Residential - Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. Rezone as either Mixed Housing Urban or Residential - Terrace Housing and Apartment Buildings Zone, as set out in Appendix 2.	Precincts - NPSUD MDRS Response	I539 Smales 2 Precinct
FS77	Keith Maddison	Oppose	873.66	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I550 Millwater South Precinct.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS77	Keith Maddison	Oppose	873.67	Kāinga Ora	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the I552 Warkworth Clayden Road Precinct.	Precincts - NPSUD MDRS Response	I552 Warkworth Clayden Road Precinct
FS77	Keith Maddison	Oppose	873.68	Kāinga Ora	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the I 553 Warkworth North Precinct.	Precincts - NPSUD MDRS Response	I553 Warkworth North Precinct
FS77	Keith Maddison	Oppose	873.69	Kāinga Ora	Delete qualifying matters pertaining to flooding from the I605 Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS77	Keith Maddison	Oppose	873.70	Kāinga Ora	Delete qualifying matters pertaining to 'historic heritage buildings' from the I607 New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	Precincts - NPSUD MDRS Response	I607 New Lynn Precinct
FS77	Keith Maddison	Oppose	873.71	Kāinga Ora	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the I609 Penihana North Precinct.	Precincts - NPSUD MDRS Response	I609 Penihana North Precinct
FS77	Keith Maddison	Oppose	873.72	Kāinga Ora	Delete the canopy tree definition from Chapter J.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.73	Kāinga Ora	Delete the proposed addition to the coastal erosion hazard area definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.74	Kāinga Ora	Delete the definition of deep soil from Chapter J.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.75	Kāinga Ora	Amend the definition of dwelling as set out in Appendix 1, Table 1, Row 130 of the submission.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.76	Kāinga Ora	Amend the definition of floodplain as set out in Appendix 1, Table 1, Row 131 of the submission.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.77	Kāinga Ora	Amend the definition of landscaped area as set out in Appendix 1, Table 1, Row 132 of the submission.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.78	Kāinga Ora	Amend the definition of relevant residential zone as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.79	Kāinga Ora	Insert a new definition for street-facing façade as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.80	Kāinga Ora	Delete the definition of servicing area from Chapter J.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.81	Kāinga Ora	Delete the definition of urban heat island from Chapter J.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	873.82	Kāinga Ora	Retain chapter K as notified.	Qualifying Matters A-I	Designations
FS77	Keith Maddison	Oppose	873.83	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Te Hana. Refer to Appendix 2, Map 001. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Coronation Street, Silver Hill Road, State Highway 1, and Whakapirau Road, Te Hana]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.84	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Wellsford. Refer to Appendix 2, Map 002. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ahuru Street, Armitage Road, Astrid Lane, Batten Street, Bellevue Avenue, Centennial Park Road, Davies Road, Hanover Street, Hazelmere Street, John Sinclair Avenue,Kelgary Place,Matheson Road,McGillivray Road,Monowai Street,Olympus Road, Port Albert Road,Raki Lane, Rodney Street, State Highway 1,Tobruk Road, Tomas Street, Totara View,Tuaraki Drive,Tyburnia Place, Watson Place, Wellsford Valley Road, Wi Apo Place, and Worker Road, Wellsford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.85	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 004. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Blue Bell Parade, Caroline Heights, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Excelsior Way, May Way, Meiklejohn Way, North West Anchorage, Omaha Drive, Reliance Way, Shamrock Crest, Success Court, and Twilight Bay, Omaha; and Dotterel Lane, Dunbar Road, Harbour View Road, Kowhai Avenue, Oystercatcher Lane, Point Wells Road, Riverside Drive, Sandpiper Avenue, Shearwater Lane, Waimanu Place, Williams Crescent, and Wrybill Way, Point Wells.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.86	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 005. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Broadlands Drive, Darroch Slope, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Esme Grove, Excelsior Way, Ida Way, Jane Gifford Place, Kitty Frazer Lane, Lagoon Way, Mangatawhiri Road, Matariki Street, Meiklejohn Way, Omaha Drive, Paraone Place, Parry Court, Pioneer Crescent, Reliance Way, Rita Way, Ruby Cove, Shamrock Crest, St Anne Place, Success Court, Taiawa Place, Te Mana Street, Te Mauri Place, The Southern Isle, and Thistle Terrace, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.87	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Omaha . Refer to Appendix 2, Map 006. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Inanga Lane, Karahu Lane, Kewai Street, Kokopu Street,Kutai Lane, Mangatawhiri Road,Paraoa Crescent, Patiki Place,Paua Lane,Pipi Lane,Taumata Road, Tio Lane,Tohora Crescent, Tuatua Lane, and Tuna Place, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.88	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Matakana. Refer to Appendix 2, Map 007. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Awanui Crescent, Courtney Lane, Kewini Grove, Laly Haddon Place, Leigh Road, Long Meadow Lane, Maeha Drive, Matakana Road, Matakana Valley Road, Moya Drive, Penney Rise, Riverglade Lane, Tiaki Lane, and Torea Road, Matakana.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.89	Kāinga Ora	Rezone Residential - Low Density Housing Zone to Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone at Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 008. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Hudson Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albert Road, Ashmore Crescent, Belmont Place, Belvedere Place, Brown Road, Champers Way, Falls Road, Great North Road, Heritage Lane, Hill Street, Kasper Street, Mahurangi Street, Matakana Road, Melwood Drive, Millstream Place, Northwood Close, Victoria Street, View Road, Wainoni Place, Westpark Glen, and Whitaker Road, Warkworth.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.90	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Warkworth. Refer to Appendix 2, Map 008. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pound Street, Falls Street, Brown Road, Warkworth Street, Bertram Street, Lilburn Street, and Alnwick Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.91	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Urban Zone or Residential - Terrace Housing and Apartment Buildings in Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 009. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Dome Lane, Falls Road, Harry Close, John Andrew Drive, Ngahau Street, View Road, and Woodcocks Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone: Auckland Road, Bambro Street, Bennett Street, Bertram Street, Blue Gum Drive, Brown Road, Campbell Drive, Church Hill, Clegg Place, Coquette Street, David William Place, Dome Lane, Earlsway, Fairwater Road, Hauiti Drive, Hexham Street, Lilburn Street, McKinney Road, Palmer Street, Percy Street, Pulham Road, Rivendell Place, Southgate Road, State Highway 1, Titapu Road, Vernon Shaw Place, Walton Avenue, Warin Place, Wech Drive, Whitaker Road, Wickens Place, and Woodcocks Road, Warkworth]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.92	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone and Business - Local Centre Zone in Warkworth. Refer to Appendix 2, Map 009. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lilburn Street, Fairwater Road, Hexham Street, Alnwick Street, Pound Street, Bertram Street, Morpeth Street, Warin Place, Auckland Road, Wech Drive, Falls Street, Warkworth Street, and Neville Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.93	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 010. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Apollo Place, Arabella Lane, Ariel Place ,Aurora Avenue, Boathouse Bay Lane, Brampton Road, Governor Grey Road, Hampton Mews, Hapuka Close, Katene Place, Kokihi Lane, Koru Place, Mahurangi East Road, Merehai Place, Piper Lane, Robinia Place, Schooner Avenue, Tamatea Drive, Te Kapa Place, and Trevally Place, Snells Beach]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.94	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 011. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Ahi Kaa Lane, Amanda Lane, Arabella Lane, Ariki Drive, Arohia Place, Aurora Avenue, Awatere Place, Brigitte View, Carmen Terrace, Clifton Lane, Cornel Circle, Dalton Road, Dawson Road, Ferndale Drive, Fidelis Avenue, Foster Crescent, Gerontius Lane, Governor Grey Road, Hampton Mews, Heron Lane, Hewson Drive, Hibiscus Avenue, Hinemoa Place, Inca Place, Iris Street, Kahurangi Place, Katene Place, Kauri Crescent, Kawau View Road, Kia Kaha Drive, Kokihi Lane, Koru Place, Kotuku Place, Little Compton Mews, Mahurangi East Road, Matangi Terrace, Mayne Place, Merehai Place, Moana Terrace, Muncaster Road, Ngatira Place, Panui Terrace, Parkdale Close, Piccadilly Circus, Piper Lane, Rangimaarie Crescent, Rawhiti Place, Riverleigh Drive, Schooner Avenue, Snells Beach Road, Sunburst Avenue, Sunlight Promenade, Sunrise Boulevard, Tamatea Drive, Tara Place, Te Kapa Place, Virginia Circus, Washington Avenue, Wendy Hood Way, Windward Terrace, Woodlands Avenue, and Woodlands Place, Snells Beach; Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, The Glade, and The Nook, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.95	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Local Centre Zone in Snells Beach. Refer to Appendix 2, Map 011. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mahurangi East Road, Snells Beach.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.96	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Algies Bay. Refer to Appendix 2, Map 012. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albro Lane, Alexander Road, Athol Place, Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, and Willjames Avenue, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.97	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Waiwera. Refer to Appendix 2, Map 013. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Hibiscus Coast Highway, The Strand, Waiwera Place, Waiwera Road, and Weranui Road, Waiwera]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.98	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Hatfields Beach and Orewa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa. Refer to Appendix 2, Map 014. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Beachwood Drive, Fendalton Place, Hibiscus Coast Highway, Ocean View Road, Otanerua Road, Sun Valley, Sykes Avenue, William Hadlow Place, and Win Grove, Hatfields Beach; Ambassador Glade, Astor Place, Chalmers Close, Crampton Court, Hibiscus Coast Highway, Hillcrest Road, Judd Place, Kahu Close, Kath Hopper Drive, Lakeside Drive, Maraeariki Avenue, Marine Parade, McGowan Place, Millennial Way, Puriri Avenue, Riverside Road, Roberta Crescent, Tauranga Place, Waldorf Crescent, and Wallis Lane, Orewa; and Arran Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone, includes: Alice Avenue, Ambassador Glade, Centreway Road, Chesterfield Way, Crampton Court, Dan Tori Place, Denham Way, Doment Crescent, Edward Avenue, Elizabeth Street, Florence Avenue, Francis Skinner Place, Grand Drive, Hatton Road, Hibiscus Coast Highway, Kohu Street, Lakeside Drive, Lillian Place, Manuka Street, Marine Parade, Marine View, McGowan Place, Melanie Place, Millennial Way, Ngaru Way, Noel Avenue, Nukumea Common, Puriri Avenue, Riverside Road, Ruby Place, Waitaha Close, and West Hoe Road, Orewa]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.99	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 014. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Centreway Road, Florence Avenue, Doment Crescent, Moenui Avenue, Moana Avenue, Riverside Road, and Tamariki Avenue, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.100	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Silverdale (Wainui). Refer to Appendix 2, Map 015. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone, includes: Argent Lane and Lysnar Road, Upper Orewa]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.101	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Orewa, Red Beach and Silverdale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa, Red Beach and Silverdale. Refer to Appendix 2, Map 016. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Barton Place, Hibiscus Coast Highway, Kath Hopper Drive, Lakeside Drive, Maori Hut Road, Matija Place, Maygrove Drive, Moffat Road, Nickell Place, Pohutukawa Avenue, Settlers Grove, and Tauranga Place, Orewa; Bay Street, Hibiscus Coast Highway, Miran Lane, Odlin Lane, Quo Vadis Place, Rosario Crescent, Thorburn Avenue, and Walton Street, Red Beach; and Arran Drive, Arran Point Parade, Bankside Road, Godfrey Drive, Kelly Greens, Madison Terrace, Major Henry Greens, Millwater Parkway, Percy Greens, Ridgedale Road, and Timberland Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Centreway Road, Crampton Court, Edgewater Grove, Empire Road, Hibiscus Coast Highway, Jelas Road, Maygrove Drive, Milton Road, Nickell Place, Pine Road, Riverside Road, Ross Crescent, and Weiti Road Orewa; Anchorite Way, Barnacle Rise, Cambie Avenue, Driftwood Drive, Greenview Lane, Hibiscus Coast Highway, Jelas Road, John Dee Crescent, Kingtide Place, Mermaid Mews, Neaptide Close, Nga Wai Lane, Panorama Court, Ridgeview Close, Saltwood Street, Seagate Place, Seamount Drive, Springtide Place, Spyglass Street, Surf View Crescent, Symes Drive, Taikura Avenue, Tawhana Crescent, Totara Views Drive, and Whangaparaoa Road Red Beach; Anchorite Way, Arriere Lane, Bonair Crescent, Cannon Street, Cilliers Drive, Colonial Drive, Fermier Greens, Grapnel Street, Hibiscus Coast Highway, James Mcleod Way, Jardin Court, Kuhu Way, Longmore Lane, Millwater Parkway, Old Mill Road, Ormonde Drive, Silverhill Lane, Stella Maris Lane, Totara Views Drive, Wainui Road, Waterloo Road, and Whao Lane, Silverdale]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.102	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 016. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fantail Court, Weiti Road, Bellbird Place, Tui Lane, and Centreway Road, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.103	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Red Beach and Stanmore Bay. Refer to Appendix 2, Map 017. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Bay Street, Chelverton Terrace, Durness Place, Elgin Place, Esther Place, Glenelg Road, Laurie Street, Marellen Drive, Marie Avenue, Ngapara Street, Rosario Crescent, Walton Street, Whale Cove, and William Bayes Place, Red Beach; Blue Heron Rise, Brian Crescent, Cooper Road, D'Oyly Drive, Duncansby Road, Gledstane Road, Greta Place, Joydon Place, Lea Place, Mably Court, Northview Road, Shadon Place, Springtime Crescent, Vipond Road, Waiora Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.104	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Tindalls Bay. Refer to Appendix 2, Map 018. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Ardern Avenue, Swann Beach Road, and The Crescent, Manly; Capitol Road, Matakatia Parade, Whangaparaoa Road, and Zita Avenue, Matakatia; Ardern Avenue and Swann Beach Road, Stanmore Bay; De Luen Avenue, The Crescent, and Tindalls Bay Road, Tindalls Beach]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.105	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Gulf Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Gulf Harbour. Refer to Appendix 2, Map 019. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Double Bay Place, Fishermans Cove, Pacific Parade, Siesta Terrace, and Whangaparaoa Road, Army Bay; Belle-Mer Place, Clansman Terrace, Island View Drive, Okoromai Views, and Shakespear Road, Okoromai Bay; Admiralty Rise, Alec Craig Way, Gulf Harbour Drive, Javelin Close, Kensington Terrace, Regency Park Drive, and Whangaparaoa Road, Hobbs Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Admiralty Rise, Bella Vista Drive, Binnacle Rise, Greenway Rise, Gulf Harbour Drive, and Pleasant Way, Hobbs Bay]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.106	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Silverdale. Refer to Appendix 2, Map 020. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waterloo Road, Silverdale]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.107	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Silverdale. Refer to Appendix 2, Map 020. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Blue Gum Avenue, Tavern Road, Blanc Road, and Foundry Road, Silverdale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.108	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Stanmore Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Stanmore Bay. Refer to Appendix 2, Map 021. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Ferry Road, Kestrel Heights, and Mollyhawk Rise, Arkles Bay; Arun Street, Beverley Road, Brightside Road, Claude Road, Elliston Crescent, Holiday Road, Joydon Place, Kauri Road, Langton Road, Te Ruru Way, Vipond Road, and Whangaparaoa Road, Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cochrane Avenue, Ferry Road, and Wade River Road, Arkles Bay; Barwick Place, Bloomfield Rise, Matai Road, Moera Place, Penton Road, Puarangi Lane, Rata Road, Red Hibiscus Road, Rishworth Avenue, Wade River Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.109	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone at Stanmore Bay. Refer to Appendix 2, Map 021. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, and Mata Lane, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.110	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Stillwater. Refer to Appendix to, Map 021 [inferred: proposes to rezone some or all of the properties in these streets from Residential Single House Zone to Residential - Mixed Housing Urban Zone, includes: Coastal Heights, Cockle Place, Donald Place, Duck Creek Road, Flounder Point Road, Gurnard Road, Inlet Views, Snapper Road, Stillwater Crescent, and Upper Duck Creek Road, Stillwater]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.111	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Whangaparāoa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whangaparāoa. Refer to Appendix 2, Map 022. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arkles Strand, Ferry Road, Hawaiian Parade, Kestrel Heights, Mollyhawk Rise, and Palm Cove, Arkles Bay; Ardlui Avenue, Beach Road, Brandon Road, Brixton Road, Brown Street, Cross Street, East Avenue, East Point, Glamis Avenue, Glengarry Avenue, Hurdlow Place, Kawau Island Avenue, Ladies Mile, Laurence Street, Manly Park Avenue, Monyash Road, Moreton Drive, Motuora Road, Motutapu Avenue, Onepu Lane, Rawhiti Road, South Avenue, Spinnaker Point, Sundown Avenue, Swann Beach Road, The Circle, The Crescent, The Esplanade, Tindalls Bay Road, Tiri Road, Tulip Close, Walbrook Road, Whangaparaoa Road, and Zealandia Road, Manly; Capitol Road, Matakatia Parade, Tiri Road, and Whangaparaoa Road, Matakatia; Ardern Avenue, Bonita Avenue, Glanville Close, Rata Road, Rimu Road, Stanmore Bay Road, Swann Beach Road, and Te Ruru Way Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Arkles Drive, Arkles Strand, Cochrane Avenue, Ferry Road, Herman Street, Margaret Place, McKenzie Avenue, Wade River Road, Whangaparaoa Road Arkles Bay, Glengarry Avenue, Homestead Road, Kawau Island Avenue, Kenneth Hopper Place, Ladies Mile, Layton Road, Little Barrier Avenue, Manly Heights, Motutapu Avenue, Onepu Lane, Polkinghorne Drive, Rakino Avenue, Shuttleworth Place, Stanmore Bay Road, The Circle, Tower Hill, Whangaparaoa Road, Zealandia Road Manly, Bonita Avenue, Delshaw Avenue, Elan Place, Grandview Road, Link Crescent, Matai Road, Orca Drive, Penton Road, Rata Road, Red Hibiscus Road, Rishworth Avenue, Seafarer Crescent, Stanmore Bay Road, Wade River Road, Waititiro Rise Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.112	Kāinga Ora	Insert a Height Variation Control of 22m for part of the Business - Mixed Use Zone in Whangaparāoa. Refer to Appendix 2, Map 022. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, Elan Place, Rishworth Avenue, and Link Crescent, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.113	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Parakai. Refer to Appendix 2, Map 025 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Aitkenhead Court, Chic Gardens, Fordyce Road, Mary Keane Lane, Parakai Avenue, Parkhurst Road, Pengelly Place, Raabia Close, Rere Place, Springs Road, Te Moau Avenue, and Waiwera Avenue, Parakai; Awaroa Road, Miro Street, Railway Street, and Stewart Street,Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.114	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Helensville. Refer to Appendix 2, Map 026 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Amberly Rise, Audrey Luckens Lane, Awa Avenue, Awaroa Road, Cabeleigh Drive, Captain Street, Commercial Road, Downer Street, Empressa Heights, Forlong Rise, Garfield Road, Gerald Stokes Avenue, Gow Street, Green Lane, Hand Road, Inland Road, Kaipara Crescent, Kanono Way, Karaka Street, Kassa Rise, Kawariki Road, Kowhai Street, Lewann Lane, Mahi Road, Makiri Street, Mangakura Road, McLeod Street, Mill Road, Minerva Avenue, Miro Street, Nelson Street, Panui Avenue, Porokaiwhiri Avenue, Porter Crescent, Puriri Street, Rata Street, Rauta Way, Rautawhiri Road, Rimu Street, Riverboat Lane, Rongomai Street, St James Avenue, St Julia Court, Taupata Lane, Te Kauri Place, Urumaraki Avenue, and Wishart Road, Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.115	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Okura. Refer to Appendix 2, Map 027 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Deborah Place, Gails Drive, Okura River Road, and Valerie Crescent, Okura; Glenvar Road, and Stredwick Drive, Torbay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.116	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Long Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Long Bay. Refer to Appendix 2, Map 028 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Headsail Drive, Kina Place, and Longshore Drive, Long Bay; Clensmore Place, Cliff Road, Gilberd Place, Glenvar Road, Jayne Place, and Moorgreen Heights, Torbay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ashley Avenue, Barque Rise, Bight Road, Bounty Road, Caldera Drive, Cavalli Road, Coastal Court, Coastview Lane, Copper Lane, Eastreef Court, Fender Place, Flotilla Place, Glenvar Ridge Road, Greenlink Rise, Headland Drive, Hopetea Street, Keel Street, Killick Place, Kiokio Street, Longshore Drive, Luff Place, Makura Road, Moki Place, Nerita Place, Pennant Street, Ruku Street, Tawatawa Street, Te Oneroa Way, Tikati Rise, Tuangi Street, Turutu Place, Uranga Lane, and Windlass Street, Long Bay; Ashcraig Court, Auld Street, Beach Road, Cliff Road, County Road, Glenvar Road, Long Bay Drive, Manuwai Road, Morlie Place, Toroa Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.117	Kāinga Ora	Rezone Rural - Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone near Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Rural –Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway and Perekia Street, Albany; Stevensons Crescent Albany Heights]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.118	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway, and Perekia Street Albany; Stevensons Crescent Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.119	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights, Oteha and Northcross. Refer to Appendix 2, Map 030. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aoraki Crescent, Golden Morning Drive, New Dawn Lane, Waka Street Albany Heights, Celina Place Browns Bay, Countryside Way, East Coast Road, Lonely Track Road Fairview Heights, Flavia Close, Helen Ryburn Place, and Kate Sheppard Avenue Torbay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kewa Road Albany Heights, Branston Avenue, Capricorn Place, Carlisle Road, Kegworth Place, Limmer Place, Newstead Avenue, Oldham Place, Stapleford Crescent, Wilkinson Way, and Woodlands Crescent Browns Bay; Borneo Drive, Catlins Place, Fairview Avenue, Hilton Close, Hornbill Drive, Ilam Lane, Mackwell Road, McMenamin Place, Ohau Court, Oteha Valley Road, Para Close, Pharlap Drive, Rising Parade, Springvale Drive, Tekapo Rise, Travis View Drive, Trotting Terrace Fairview Heights, Barker Rise, Cairnbrae Court, Carlisle Road, Corricvale Way, Deverell Place, Eagleson Street, East Coast Road, Greenleaf Way, Harrowglen Drive, Heatherleigh Rise, Idyll Place, Jomard Terrace, Keating Rise, Kirkdale Place, Lakeridge Close, Neilon Place, Nor'East Drive, Nottingham Place, Oteha Valley Road, Pharlap Drive, Sartors Avenue, Topliss Drive, Woodridge Avenue Northcross, Andersons Road, Canyon Drive, Fernhill Way, Fields Parade, Gleanor Avenue, Horizon View Road, John Jennings Drive, Marbella Crescent, Nimstedt Avenue, Northcross Drive, Ponderosa Drive, Sohlue Place, Sonoma Crescent, Spring Valley Place, Sunnydale Place, Sunvista Avenue, Vicente Place Oteha, Acacia Road, Carlisle Road, East Coast Road, and Halder Place Torbay]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.120	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones at Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha.] [Inferred: proposes height variation control requests of 43 metres for some or all business zoned properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.121	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Browns Bay, Waiake and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Sandiacre Way, and Stapleford Crescent Browns Bay; Awaruku Road, Beach Road, Bronwyn Place, Carina Crescent, Charmaine Road, Cliff Road, Deep Creek Road, Fitzwilliam Drive, Freya Place, Glamorgan Drive, Glenvar Road, Gray Crescent, Infidel Place, Marama Street, Moorgreen Heights, Rewi Street, Reynolds Place, Ringwood Street, Rock Isle Road, Sealy Road, Stredwick Drive, Waiake Street, and Weatherly Road Torbay; Beach Road, and Sharon Road, Waiake] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone: includes Argyle Road, Arran Road, Bayview Road, Beach Road, Branston Avenue, Browns Bay Road, Capricorn Place, Carlisle Road, Clifton Road, Glencoe Road, Hollyhock Place, Kegworth Place, Manly Esplanade, Nigel Road, Oaktree Avenue, Oban Road, Orchard Road, Paterson Mews, Philson Terrace, Pipi Place, Stapleford Crescent, Valley Road, Wilk Lane, Wilkinson Way, and Woodlands Crescent Browns Bay; Beechwood Road, Browns Bay Road, Hyde Road, and Mirwill Road Rothesay Bay; Acacia Road, Airey Place, Alexander Avenue, Auld Street, Beach Road, Carlisle Road, County Road, Deep Creek Road, Finchley Road, Firth Road, Garden Lane, Gray Crescent, Holt Avenue, Killarney Avenue, Law Street, Long Street, Mawson Avenue, Mizpah Road, Orne Street, Rewi Street, Rock Isle Road, Sealy Road, Sunburst Lane, Tainui Street, Tipau Street, Toroa Street, Waiake Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay; Beach Road, Clifton Road, Deep Creek Road, Hebron Road, Mizpah Road, Newburn Road, Orchard Road, Ridge Road, Sharon Road, and Tiri View Place Waiake]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.122	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Inverness Road, Bute Road, Glen Road, Beach Road, Anzac Road, and Wilk Lane, Browns Bay; Beach Road, Torbay; Hebron Road, Waiake.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.123	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Albany. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany. Refer to Appendix 2, Map 032 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Centaur Close, Landing Drive, and Wharf Road Albany] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Agnew Place, Albany Highway, Dairy Flat Highway, Fishwicke Lane, Georgia Terrace, Lomas Way, The Avenue, and Widdison Place Albany; Dairy Flat Highway Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.124	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various business zones at Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.125	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Browns Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany, Oteha, Pinehill, Browns Bay, and Windsor Park. Refer to Appendix 2, Map 033 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mistletoe Place, and Redwing Street, Browns Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Young Drive, Bushlands Park Drive, Clemow's Lane, Denim Place, Excelsa Place, Floyd's Lane, Kristin Lane, Marquette Avenue, Mountain Beech Rise, Red Shed Lane, Rosedale Road, Sophora Way, and Villanova Place Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, Palliser Lane, and Serrata Place Browns Bay; Crimson Park, East Coast Road, Fernhill Way, Hooten Place, Margaret Henry Crescent, May Potter Close, Pannill Place, Pocock Lane, Ponderosa Drive, Prevost Lane, and Spencer Road Oteha; Andara Close, Arirang Rise, Ballintra Close, Buncrana Place, Bundoran Way, Caldwell Place, Carberry Lane, Carnell Lane, Carrigans Close, Colliston Rise, East Coast Road, Glen Bay Close, Greville Road, Hauraki Crescent, Hugh Green Drive, Kilkelly Avenue, Killybegs Drive, Malin Place, Mana Lane, Manu Place, Mulroy Place, Rathmullen Place, Rosedale Road, Rosses Place, Spencer Road, Taroka Close, and Te Hoe Grove Pinehill; Bluestone Rise, Burnside Court, Emerald Way, Jade Court, Opal Close, and Stonedge Lane Rosedale; Baulcomb Parade, East Coast Road, Graham Collins Drive, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.126	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43 metres for various business zones in parts of Albany. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rosedale Road, Rosedale.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.127	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Rothesay Bay, Murrays Bay, Mairangi Bay and Campbells Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rothesay Bay, Murrays Bay, Mairangi Bay, Campbells Bay and Windsor Park. Refer to Appendix 2, Map 034. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Channel View Road, Kahikatea Close, Kowhai Road, Park Rise, The Esplanade, and View Road, Campbells Bay; View Road, and Whitby Crescent Mairangi Bay; Churchill Road, and Portal Place Murrays Bay; Churchill Road, and Rothesay Bay Road Rothesay Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayside Drive, Beach Road, Browns Bay Road, Helvetia Drive, and Ridge Valley Drive Browns Bay; Beach Road, and Kowhai Road Campbells Bay; Agathis Avenue, Amante Crescent, Beach Road, Brighton Terrace, Coromandel Crescent, East Coast Road, Elizabeth Place, Galaxy Drive, Hastings Road, Honeysuckle Lane, Hythe Terrace, Jeanette Place, Jutland Street, Kilduff Place, Kiri Place, Kowhai Road, Manaia Place, Marigold Place, Matipo Road, Maxwelton Drive, Mayfair Crescent, Montrose Terrace, Nereus Place, Newhaven Terrace, Noumea Place, Penzance Road, Ponui Place, Ramsgate Terrace, Scarboro Terrace, Sidmouth Street, St Ives Terrace, Sunrise Avenue, Surville Place, Theodora Place, Tudor Place, Whitby Crescent, and Wisteria Way Mairangi Bay; Aotearoa Terrace, Beach Road, Bournemouth Terrace, Brighton Terrace, Churchill Road, Clematis Avenue, Falmouth Street, Folkestone Street, Gulf View Road, Jellicoe Road, Lyons Avenue, Montana Avenue, Portal Place, Rossmore Terrace, Scarboro Terrace, Seaton Road, Sunrise Avenue, The Bays Rise, Vaughan Crescent, Westbourne Road, and Wyoming Avenue Murrays Bay; Ascension Place, State Highway 1 Rosedale, Beach Road, Beulah Avenue, Braemar Road, Browns Bay Road, Churchill Road, Garadice Road, Gulf View Road, Hyde Road, Kiteroa Terrace, Knights Close, Knights Road, Korotaha Terrace, Leith Way, Masterton Road, Miri Road, Montgomery Avenue, Rothesay Bay Road, Sandown Road, and Shearwater Rise Rothesay Bay; Altair Place, Centorian Drive, Delisle Place, East Coast Road, Landsberg Way, Mercury Lane, Noel Williams Place, Ronald MacKen Place, Scorpio Place, Strabo Place, Sunset Road, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.128	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Rothesay Bay, Murrays Bay and Mairangi Bay. Refer to Appendix 2, Map 034. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Sidmouth Street, and Montrose Terrace, Mairangi Bay; Beach Road, Murrays Bay; Lyons Avenue, Beach Road, Montgomery Avenue, and Knights Road, Rothesay Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.129	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Waimauku. Refer to Appendix 2, Map 035. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Muriwai Road, Muriwai Valley; Waikoukou Valley Road, Waikoukou Valley; Amber Place, Buttercup Place, Cane Road, Cloverfields Drive, Denehurst Drive, Factory Road, Freshfields Road, Gavinike Place, Grassfield Place, Mabbett Lane, Muriwai Road, Murray Way, Pheasant Lane, Pondview Lane, Pukemarino Road, Rosella Grove, Sarah Todd Lane, School Road, Solan Drive, State Highway 16, The Rise, Tokatai Road, Waikoukou Valley Road, Waimauku Station Road, and Wintour Road Waimauku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.130	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Aporo Drive, Ara Kakara Avenue, Aro Mato Place, Bellamont Street, Coote Way, Cutfield Lane, Eric Farley Drive, Fred White Drive, Fruitlands Road, Gemscott Crescent, Gilbransen Road, Hooton Drive, Huarahi Pai Road, Jane Maree Road, Josh Road, Kahika Grove, Kauri Grove Drive, Kohia Way, Korako Drive, Kuawa Drive, Larmer Drive, Len Ireland Drive, Lewis Younie Road, Lockyer Road, Madden Avenue, , Malbec Place, Maple Lane, Matua Road, McIndoe Road, Merlot Heights, Nobilo Road, Oraha Road, Orchard Lane, Paihere Street, Parlane Drive, Pititi Lane, Pohue Avenue, Raymond Grace Avenue, Remana Crescent, Robert Might Road, Sir Lincoln Drive, State Highway 16, Station Road, , Tapu Road, Tilly Lane, , Trigg Road, Van Rixel Drive, Vinistra Road, Vintners Close, Vogwill Road, Waina Drive, Walter Ruddock Avenue, Will Street, and Winfield Road Huapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban, includes: Main Road, Sunny Crescent, and Tokay Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.131	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Babina Avenue, Cara Avenue, Croatia Avenue, Dida Park Drive, Kartolina Crescent, Kriletich Drive, Lumbarda Drive, Nellie Drive, Nobilo Road, Papa Orchard Drive, Podgora Avenue, Schoolside Road, Tarras Road, Vintry Drive, and Winfield Road Huapai]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.132	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Babos Avenue, Burns Lane, Kahika Grove, Konoba Avenue, Nobilo Road, Reserva Crescent, Rheingold Place, Sauterne Road, and Tarara Lane, Huapai; Weza Lane, Riverhead Road Kumeu] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Matua Road, Oraha Road, and Pinotage Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.133	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Nobilo Road, Schoolside Road, Resnik Crescent, Winfield Road, Tarras Avenue, Kartolina Crescent, Accolage Boulevard, Balthazar Road, Barrels Close, Barrique Road, Blatina Drive, Cara Avenue, Cooperage Avenue, Grenache Way, Jeroboam Loop, Magnum Drive, Moemoea Avenue, Piccolo Court, Ropere Street, Verdot Close, Zadar Street Huapai]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.134	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Riverhead. Refer to Appendix 2, Map 038. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albert Street, Alexandra Street, Alice Street, Applemoors Way, Arthur Street, Byron Drury Way, Cambridge Road, Canoe Lane, Coatesville-Riverhead Highway, Cobblers Lane, Crabb Fields Lane, Dinning Road, Drovers Way, Duchess Way, Duke Street, Edward Street, Elliot Street, Floyd Road, George Street, Great North Road, Grove Way, Gumdiggers Lane, Jelas Drive, Jessie Rise, Kaipara Portage Road, Kanga Lane, Kelly Road, Kent Street, Kent Terrace, King Street, Lam Terrace, Leebank Crescent, Maude Street, Mill Grove, Munford Lane, Newton Road, Nikau Way, Norglen Lane, Orchard Terrace, Pitoitoi Drive, Pohutukawa Parade, Princes Street, Queen Street, Riverhead Point Drive, School Road, Short Road, Sussex Terrace, Tauwaka Crescent, Te Roera Place, The Landing, Turpin Road, Walnut Road, Wautaiti Drive, Wharf Road, William Blake Way, and York Terrace, Riverhead]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.135	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Schnapper Rock and Greenhithe. Refer to Appendix 2, Map 039. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anehu Place, Awatahi Place, Blacks Road, Churchouse Road, Durbin Court, Eastvale Close, Greenhithe Road, Henry Blyth Lane, Kingfisher Grove, Monkton Close, Oratau Place, Oscar Road, Rame Road, Roland Road, Samuel Cross Place, Te Wharau Drive, and Waipuia Place Greenhithe; Aberley Road, Kittiwake Drive, Kyle Road, Lucas Creek View Way, Schnapper Rock Road, and Third Fairway Place, Schnapper Rock]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.136	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Refer to Appendix 2, Map 040. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Glen Vista Place, Glendhu Road, and Treetops Way, Bayview] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Elliott Avenue, Fernwood Grove, Glen Vista Place, Glendhu Road, Glenfield Road, James Street, Manuka Road, Sapphire Place, Spinella Drive, and Winifred Avenue, Bayview; Glenfield Road, Birkenhead; Glenfield Road, Hogans Road, James Street, Mossop Rise, St Thomas More Lane, and Wairau Road Glenfield; Albany Highway, Greenhithe; Aralia Road, Kama Place, Salamanca Road, Sycamore Drive, and Tahu Crescent, Sunnynook; Athena Drive, Atlantis Place, Ayton Drive, Cassandra Grove, Girrahween Drive, Glenfield Road, Glenvale Place, Highgrove Lane, Romulus Place, Sunset Road, Tableau Place, Tacitus Place, Target Road, Thalia Place, Totaravale Drive, Trias Road, and Wairau Road, Totara Vale; Albany Highway, Andros Place, Barbados Drive, Caribbean Drive, Devonshire Road, Exeter Place, Felicity Place, Jumento Place, Mandeville Place, Meadowood Drive, Merida Place, Santiago Crescent, Sevilla Place, Sunset Road, Tenbless Court, and Tyrico Close, Unsworth Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.137	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Neighbourhood Centre Zone in Glenfield and Wairau. Refer to Appendix 2, Map 040. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Glenfield Road, and James Street, Glenfield]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.138	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Sunnynook, Forrest Hill, Campbells Bay, Castor Bay, and Milford. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Sunnynook, Forrest Hill, Milford and Castor Bay. Refer to Appendix 2, Map 041. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Cloverly Crescent, Huntly Road, Red Bluff Rise, and The Esplanade Campbells Bay; Beach Road, Castor Bay Road, and The Esplanade Castor Bay; Craig Road Milford] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Bevyn Street, Commodore Parry Road, East Coast Road, Heathcote Road, Inga Road, Penning Road, Prestige Place, and Seaview Road Castor Bay; Baltimore Place, Becroft Drive, Blakeborough Drive, Catalina Crescent, East Coast Road, Gordon Avenue, Grenada Avenue, Kennedy Avenue, Linwood Avenue, Longwood Place, Lyttelton Avenue, Madison Place, Manutara Avenue, Meadowvale Avenue, Merriefield Avenue, Morton Avenue, Newport Place, Rosemary Avenue, Santa Rosa Terrace, September Place, Springfield Street, Sunnynook Road, Trevone Place, Wilmington Place, and Woodstock Road Forrest Hill; Alma Road, Anakiwa Place, Argyle Terrace, Cecil Road, Craig Road, Crete Avenue, Dallinghoe Crescent, East Coast Road, Frater Avenue, Gordon Avenue, Holiday Road, Inga Road, Kitchener Road, Milford Road, Nile Road, Ocean View Road, Omana Road, Penning Road, Prospect Terrace, Rangitoto Terrace, Saltburn Road, Seaview Road, Shakespeare Road, Stanley Avenue, Stratford Avenue, Sudan Avenue, Tobruk Crescent, Wolsley Avenue, and Woodbridge Lane Milford; Cassia Place, Datura Place, East Coast Road, Erica Road, Heather Place, Jonathan Place, Juniper Road, Kerria Place, Lavery Place, Lyford Crescent, Regency Place, Sequoia Place, Sunnynook Road, Sunset Road, Sycamore Drive, Tobago Place, Tonkin Drive, Trinidad Road, and Wylie Avenue Sunnynook; Altair Place, Mira Place, and Sunset Road Windsor Park]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.139	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones In parts of Wairau Valley, Sunnynook, Forrest Hill and Milford. Refer to Appendix 2, Map 041. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Link Drive, Wairau Valley; Grenada Avenue, Forrest Hill; East Coast Road, Milford; Tonkin Drive, and Sunset Road, Sunnynook.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.140	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone at Milford. Refer to Appendix 2, Map 042. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kitchener Road, Muritai Road, and Ocean View Road Milford]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.141	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Creek, and Mamari Road, Whenuapai]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.142	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Airport Road, Bomber Lane, Boyes Avenue, Brigham Creek Road, Camp X Place, Dale Road, Hangar Lane, Harewood Street, Joseph McDonald Drive, Kainga Lane, Kopuru Road, Lilley Terrace, Mamari Road, Maramara Road, McCaw Avenue, McEwan Street, Nils Andersen Road, Pamu Road, Pinefield Road, Propeller Avenue, Rigby Drive, Ripeka Lane, Roundel Crescent, Spriggs Lane, Timbermill Road, Totara Road, Whenuapai Drive, and Wicket Lane Whenuapai]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.143	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Whenuapai . Refer to Appendix 2, Map 043. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, Whenuapai]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.144	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Whenuapai and Herald Island. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville. Refer to Appendix 2, Map 044. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Coleman Avenue, Duncan Rise, Ferry Parade, George Avenue, and The Terrace Herald Island; Kauri Road, Kingsway Road, Kowhai Road, Pohutukawa Road, Punga Road, Totara Road, and Waimarie Road Whenuapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Clark Road, David Carnegie Road, Hapine Lane, Hapori Whanui Lane, Hobsonville Point Road, Hobsonville Road, Ko Nui Place, Ko Tohu Place, Limeburners Close, Lockheed Street, Malcolm Calder Road, Mapou Road, Matimati Place, Nugget Avenue, Piko Lane, Rangitamiro Place, Raranga Lane, Ringa Matau Road, Ringamaui Place, Scott Road, Sidney Wallingford Way, Tarakoi Road, Te Aho Matua Road, Te Rau Place, Te Rito Road, Teal Way, Uma Grove, Vazey Way, Waenganui Road, Whatu Lane, Whiri Lane, Williams Road, and Wiseley Road Hobsonville]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.145	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 044. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Settlers Avenue, Memorial Park Lane, Pottery Crescent, Carder Court, Glenae Lane, Falcon Crescent, Brigham Creek Road, Hobsonville Road, and Danby Court, Hobsonville.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.146	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Greenhithe and Herald Island. Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beach Haven. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beach Haven. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Aeroview Drive, Amelia Place, Beach Haven Road, Dakota Avenue, Fairclough Road, Fordham Street, Japonica Drive, Keith Smith Avenue, Lancaster Road, Melba Street, Neptune Avenue, O'Donn Avenue, Oruamo Place, Packham Place, Paragon Avenue, Rambler Crescent, Ranch Avenue, Rosecamp Road, Sispara Place, and Telstar Place Beach Haven;Flaxdale Street, Hellyers Street, Lanigan Street, Papa Place, Saffron Street, and Tiri Tiri Road Birkdale; Austin Road, Greenhithe Road, Kimberly Grove, Koki Road, Marae Road, Olwyn Place, Rahui Road, Rame Road, Remu Place, Tauhinu Road, and The Close Greenhithe; Alison Avenue, Ferry Parade, The Terrace, and Twin Wharf Road Herald Island; Tahingamanu Road Hobsonville]Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.147	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes:Tahingamanu Road Hobsonville]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.148	Kāinga Ora	Insert a Height Variation Control of 37 metres for parts of the Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Launch Road, and Marlborough Crescent, Hobsonville.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.149	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Birkdale,Glenfield, Bayview and Hillcrest. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glenfield and Hillcrest. Refer to Appendix 2, Map 046 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Anne McLean Drive, Arcadia Crescent, Bryers Place, Eugen Place, Lynn Road, Manuka Road, Morriggia Place, Pemberton Avenue, Ramonda Close, Randal Place, Standish Place Bayview, Beach Haven Road, Lancaster Road Beach Haven, Beach Haven Road, Beeche Place, Canongate Street, Castleton Street, Eskdale Road, Flaxdale Street, Hellyers Street, Hobby Avenue, Ivy Place, Lauris Place, McPhail Street, Salisbury Road, Vandeleur Avenue, Verbena Road, and Vonnell Place Birkdale; Beaudine Avenue, Brunton Place, Chedworth Drive, Domain Road, Embassy Place, Hiwihau Place, Kaipatiki Road, Park Road, Redfern Lane, Roberts Road, Seaview Road, Stephanie Close, Tamahere Drive, Valley View Road, Windy Ridge Road, and Wyvern Place Glenfield; Archers Road, Coronation Road, Monarch Avenue, Mountbatten Avenue, Nea Place, Tranquil Glade, and Trelawny Place Hillcrest [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Elliott Avenue, and Manuka Road Bayview; Agincourt Street, Archers Road, Battle Place, Bentley Avenue, Braund Place, Camelot Place, Camrose Place, Capilano Place, Cashmere Place, Chartwell Avenue, Chequers Avenue, Chivalry Road, Clare Place, Colin Wild Place, Contessa Drive, Coronation Road, Cunliffe Place, Diana Drive, Domain Road, Downing Street, Easton Park Parade, Emirau Place, Garner Place, Gladys Avenue, Glenfield Road, Greendale Spur, Greenridge Court, Greenvalley Rise, Hall Road, Hamilton Place, Hatherlow Street, Havana Place, High Road, Hogans Road, Kaipatiki Road, Lancelot Place, Lingfield Street, Manuka Road, Marlborough Avenue, Mayfield Road, McQuoid Place, Mulberry Place, Neal Avenue, Noeleen Street, Ondine Place, Park Road, Pavola Grove, Peach Road, Powrie Street, Ramillies Place, Roberts Road, Rosalind Road, Ross Avenue, Segedin Place, Sovereign Place, Stanley Road, Sunnyfield Crescent, Sunward Rise, Taynith Place, Waverley Avenue, Weldene Avenue, Woodcote Drive, and Wyvern Place Glenfield; Archers Road, Betsland Crescent, Coronation Road, Ensign Place, Glenfield Road, Gretel Place, McDowell Crescent, Menear Lane, Monarch Avenue, Speedy Crescent, Tranquil Glade, and Trelawny Place Hillcrest]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.150	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Glenfield. Refer to Appendix 2, Map 046 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Manuka Road, Bayview; Glenfield Road, Hillcrest; Chartwell Avenue, Chivalry Road, and Coronation Road, Glenfield.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.151	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillcrest, Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Wairau Valley, Milford, Takapuna, Hillcrest, and Northcote. Refer to Appendix 2, Map 047 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes:Cobblestone Lane, Nicholson Place, and Northwick Place Hillcrest; Spencer Terrace Hauraki] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Altona Road, Bond Crescent, Forrest Hill Road, and Wairau Road Forrest Hill; Francis Street, Harley Close, Hart Road, and Spencer Terrace Hauraki; Alton Avenue, Eban Avenue, Evelyn Place, Hillcrest Avenue, Northcote Road, Ocean View Road, Sunnybrae Road Hillcrest, Alma Road, Belmont Terrace, Currey Crescent, Dodson Avenue, Fenwick Avenue, Forrest Hill Road, Kitchener Road, Macbeth Court, Margaret Place, Napoleon Avenue, Nile Road, Otakau Road, Pierce Road, Shakespeare Road, Sylvan Park Avenue, Trafalgar Road, and Waterloo Road Milford; Akoranga Drive, College Road, Kitewao Street, Lake Road, Lenihan Street, Liston Street, Martin Crescent, Northcote Road, Ocean View Road, Paetahi Lane, Potter Avenue, Raupapa Street, Tahinga Street, and Tonar Street Northcote; Dominion Street, Eric Price Avenue, Harley Road, Hurstmere Road, Karaka Street, Killarney Street, Kitchener Road, Lake Pupuke Drive, Lake View Road, Manurere Avenue, Napier Avenue, Ngaio Street, Northcote Road, Puriri Street, Rangitira Avenue, Taharoto Road, Te Uru Lane, and The Promenade Takapuna]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.152	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Wairau Valley, Northcote, Milford, Takapuna and Hillcrest.Refer to Appendix 2, Map 047 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Northcote Road, Ocean View Road, and Sunnybrae Road, Hillcrest; Shakespeare Road, Brook Street, Wairau Road, Thornton Road, Nile Road, Dodson Avenue, Forrest Hill Road, and Kitchener Road, Milford; Akoranga Drive, Northcote Road Northcote, Barrys Point Road, Anzac Street, Rangitira Avenue, Taharoto Road, Ngaio Street, Shea Terrace, Killarney Street, Fred Thomas Drive, Dominion Street, Northcote Road, Karaka Street, Greydene Place, Mary Poynton Crescent, and Shakespeare Road, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.153	Kāinga Ora	Rezone Residential - Low Density Residential Zone, to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Milford and Takapuna. Refer to Appendix 2, Map 048 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Clifton Road, and Lake Road Hauraki; The Strand Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Arthur Crescent, Brown Street, Clifton Road, Crichton Terrace, Ewen Street, Francis Street, Harley Close, Harley Road, Hart Road, Hauraki Road, Jutland Road, Lake Road, Norman Road, Purchas Road, Rarere Road, Stone Street, and Tuaone Court Hauraki; Kitchener Road, Muritai Road, and Tiri Road Milford; Audrey Road, Blomfield Spa, Brett Avenue, Earnoch Avenue, Eric Price Avenue, Ewen Street, Gibbons Road, Hurstmere Road, Kitchener Road, Minnehaha Avenue, O'Neills Avenue, Park Avenue, Sanders Avenue, The Strand, Tiri Road, and William Street Takapuna]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.154	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Takapuna. Refer to Appendix 2, Map 048 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lake Road, Blomfield Spa, Park Avenue, and Sanders Avenue, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.155	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Westgate. Refer to Appendix 2 Map 050 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Don Buck Road, Dunlop Road, Fred Taylor Drive, Hiwi Rakau Rise, Jadewynn Drive, Manarini Road, Oma Hoiho Place, Puhikawa Street, and Red Hills Road, Massey; Holmes Drive, Hueglow Rise, Oreil Avenue, and Sumich Place, West Harbour; Awamarino Way, Kapia Road, Kauri Amber Road, Pukewhero Rise, and Wai Place, Westgate; Fred Taylor Drive, Whenuapai]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.156	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Westgate. Refer to Appendix 2 Map 050 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Spring Garden Avenue, Spring Garden Road, Fred Taylor Drive, and Te Oranui Way, Massey]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.157	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville and West Harbour. Refer to Appendix 2, Map 051 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brickworks Bay Road, Ngaroma House Drive, Nightfall Way, Scott Road, and Vazey Way, Hobsonville] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Carder Holland Way, Hobsonville Road, Starlight Cove, Vazey Way, Williams Road, and Wiseley Road, Hobsonville; Katrina Place, Manutewhau Road, Moire Road, Purei Lane Massey Bridgehead Cove, Brougham Place, Buisson Glade, Connemara Court, Crosby Road, Cyril Crescent, Elizabeth Drive, Fitzherbert Avenue, Flaunty Place, Forster Place, Hanson Place, Harbour Lights Close, Hobsonville Road, Hueglow Rise, Kayle Glen, Louise Place, Luckens Road, Midgley Road, Moire Road, Mona Vale, Oakpark Place, Oreil Avenue, Sumich Place, West Harbour Drive, and Wiseley Road, West Harbour; Trig Road, Whenuapai]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.158	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Beachaven and Kauri Park. Refer to Appendix 2, Map 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brigantine Drive, Eucalyptus Place, Hadfield Street, Island Bay Road, Jacaranda Avenue, Pluto Place, Poaka Place, Rangatira Road, Rosecamp Road, Seahorse Place, Valhalla Drive, and Valkyria Place, Beach Haven]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.159	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Maps 051 and 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone, includes: Coast Garden Drive, Landing Path Drive, Limestone Drive, Ngaroma House Drive, Nightfall Way, Ocean Breeze Avenue, Picnic Point Road, Pilot Drive, Scott Road, Seawind Way, Turbine Way, Aviation Drive, Blackbird Lane, Cicada Road, Craigs Way, Greenfinch Road, Gunn Way, Habitat Place, Irving Place, Kano Way, Kearns Drive, Kokowai Parade, Kota Lane, Landing Path Drive, Mantis Lane, Myland Drive, Observation Green, Ocean Breeze Avenue, Parara Way, Picnic Point Road, Pihoihoi Place, Rapunga Drive, Riroriro Road, Roa Avenue, Scott Road, Silvereye Road, Tai Crescent, Toanui Road, Treloar Crescent, and Turret Lane, Hobsonville]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.160	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Birkdale, Kauri Park, Beachaven, Chatswood, Birkenhead and Chelsea. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Birkdale, Kauri Park, Beachaven, Chatswood and Birkenhead. Refer to Appendix 2, Map 053 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Island Bay Road, Pluto Place, and Rangatira Road, Beach Haven; Abbeygate Street, Canongate Street, Castleton Street, Flynn Street, Verbena Road, and Verran Road, Birkdale; Balmain Road, Berne Place, Bridge View Road, Brussells Place, Caram Place, Catrina Avenue, Havenwood Place, Hebe Place, Hinemoa Street, Inglis Street, Kauri Road, Maunganui Road, Paris Place, Park Hill Road, Pupuke Road, Ridgewood Crescent, Roseberry Avenue, Tizard Road, Tui Glen Road, Verran Road, Vienna Place, and Wanganella Street, Birkenhead; Blundell Place, David Beattie Place, Heaton Grove, Homewood Place, Langstone Place, Mappin Place, Mosman Place, Onetaunga Road, Porritt Avenue, Portsea Place, and Ravenstone Place, Chatswood; Betsland Crescent, McDowell Crescent, Hillcrest; and Raymond Terrace, Northcote] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Rangatira Road, Beach Haven; Birkdale Road, Gatman Street, Monte Cassino Place, Rangatira Road, Verbena Road, and Verran Road, Birkdale; Aorangi Place, Balmain Road, Birkenhead Avenue, Brassey Road, Bridge View Road, Catrina Avenue, City View Terrace, Colonial Road, Coroglen Avenue, Eskdale Road, Felstead Street, Glade Place, Glenbush Place, Glenfield Road, Glenwood Avenue, Highbury Bypass, Hinemoa Street, Huka Road, Ian Marwick Place, Inkster Street, John Court Street, Kauri Road, Le Roy Terrace, Learmonth Avenue, Mahara Avenue, Maika Lane, Mariposa Crescent, Maritime Terrace, Maunganui Road, Miraka Place, Mokoia Road, Mollyhawk Place, Onewa Road, Palmerston Road, Paris Place, Park Avenue, Park Hill Road, Pullum Street, Pupuke Road, Rangatira Road, Rawene Road, Roseberry Avenue, Rugby Road, Satchell Place, Telephone Road, Titiwai Place, Tizard Road, Verran Road, Waipa Street, Wakanui Street, Waratah Street, West Glade Crescent, and Willow Avenue, Birkenhead; Balmain Road, Barlow Place, Blundell Place, Calman Place, Chatswood Grove, Chelsea View Drive, Colonial Road, Fitzpatrick Place, Heaton Grove, Holyoake Place, Makepiece Place, Mappin Place, and Porritt Avenue, Chatswood; Bank Street, Glenfield Road, McDowell Crescent, Moore Street, Pupuke Road, and Tilden Avenue, Hillcrest; Gladstone Road, Kauri Glen Road, Onewa Road, Park Avenue, Valley Road, and Wernham Place, Northcote]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.161	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Kauri Park, Birkdale, Chatswood and Birkenhead. Refer to Appendix 2 Map 053 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rawene Road, Hinemoa Street, Mokoia Road, and Rugby Road, Birkenhead; Rangatira Road, and Birkdale Road, Birkdale]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.162	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Northcote, Northcote Point, Bayswater and Hauraki. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Northcote, Northcote Point and Hauraki . Refer to Appendix 2, Map 054 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Lansdowne Street, Marine Terrace, and Norwood Road, Bayswater; Awanui Street, Hinemoa Street, Hinemoa Terrace, Learmonth Avenue, Maritime Terrace, Peregrine Place, and Wakanui Street, Birkenhead; Charles Street, Francis Street, Herbert Street, Jutland Road, Pine Ridge Terrace, and Walter Street, Hauraki; Exmouth Road, Heath Avenue, Matanui Street, McBreen Avenue, Puawai Place, Raymond Terrace, Seaview Avenue, Sylvan Avenue, Tarahanga Street, and Toi Toi Place, Northcote; Alfred Street, Bartley Street, Beach Road, Church Street, Clarence Road, Denby Lane, Hall Street, King Street, Milton Road, Nelson Avenue, Princes Street, Queen Street, Richmond Avenue, Rodney Road, Stafford Road, Sulphur Beach Road, Tennyson Street, Vincent Road, Waimana Avenue, and Wilding Avenue, Northcote Point; and Walter Street Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Charles Street, Francis Street, Hart Road, Spencer Terrace, and Sydney Street, Hauraki; Lynngate Place, Ocean View Road, and Pupuke Road, Hillcrest; Arahia Street, Bush View Lane, College Road, Deuxberry Avenue, Dudding Avenue, Exmouth Road, Fairfax Avenue, Fowler Street, Gladstone Road, Herons Way, Holdaway Avenue, Howard Road, James Evans Drive, Kaihu Street, Kororo Street, La Roche Place, Lake Road, Mahuta Grove, Martin Crescent, Matanui Street, McBreen Avenue, Nutsey Avenue, Ocean View Road, Onewa Road, Paruru Avenue, Puawai Place, Pupuke Road, Raleigh Road, Raymond Terrace, Sampson Lane, Seaview Avenue, St Peters Street, Sylvan Avenue, Toi Toi Place, Valley Road, and Woodside Avenue, Northcote; Belle Vue Avenue, Bruce Street, Church Street, Faulkner Road, Onewa Road, Queen Street, Richmond Avenue, Rodney Road, Waimana Avenue, and Wilding Avenue, Northcote Point]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.163	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Centre Zone in Northcote and Northcote Point. Refer to Appendix 2 Map 054 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Onewa Road, and Akoranga Drive Northcote; and Queen Street, Northcote Point]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.164	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Belmont, Bayswater, Hauraki, Narrow Neck, and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Belmont, Hauraki, Narrow Neck, and Devonport. Refer to Appendix 2, Map 055 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Birkley Road, Norwood Road, and Sandy Bay Road, Bayswater; Evan Street, Eversleigh Road, Keys Street, Seacliffe Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Aramoana Avenue, Arawa Avenue, Ariho Terrace, Bath Street, Beaconsfield Street, Bulwer Street, Cambria Road, Cowper Street, Derby Street, Empire Road, Grahame Street, Grove Road, Kawerau Avenue, Lytton Street, Matai Road, Merwood Lane, Moata Place, Ngataringa Road, Oxford Terrace, Plymouth Crescent, Rata Road, Sinclair Street, Tainui Road, Vauxhall Road, Wairoa Road, and Wesley Street, Devonport; St Leonards Road, Hauraki; Ascot Avenue, Bath Street, Grove Road, Hamana Street, Morrison Avenue, North Avenue, Old Lake Road, Seacliffe Avenue, Turnbull Road, Vauxhall Road, and Wairoa Road Narrow Neck] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayswater Avenue, Cassino Street, David Street, Diomede Street, Egremont Street, Moana Avenue, Philomel Crescent, and Roberts Avenue, Bayswater; Alamein Avenue, Bardia Street, Bayswater Avenue, Bellcroft Place, Coronation Street, Corrella Road, Egremont Street, Lake Road, Maleme Avenue, Merani Street, Moa Street, Moana Avenue, Montgomery Avenue, Opua Street, Preston Avenue, Roberts Avenue, Seacliffe Avenue, Tui Street, Westwell Road, Williamson Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Ariho Terrace, Bulwer Street, Cowper Street, Derby Street, Empire Road, Everest Street, Lake Road, Maleme Avenue, Mozeley Avenue, Owens Road, Regent Street, and Victoria Road, Devonport; Bayview Road, Birchfield Road, Fentham Road, Francis Street, Hororata Road, Jutland Road, Lake Road, Norman Road, Northboro Road, Northumberland Avenue, Onepoto Road, and Stone Street, Hauraki; Fraser Road, Lake Road, and Old Lake Road, Narrow Neck]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.165	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Hauraki, Belmont, and Devonport. Refer to Appendix 2 Map 055 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moana Avenue, School Road, Corrella Road, Lake Road, Egremont Street, Bayswater Avenue, and Williamson Avenue, Belmont; Regent Street, and Lake Road, Devonport; and Lake Road, Hauraki]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.166	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Massey. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey. Refer to Appendix 2, Map 058 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anich Road,Birdwood Road, Chorley Avenue, Crompton Road, Hartley Terrace, Kasia Close, Rehia Road, Triangle Road, and Vina Place, Massey; Barrel Crescent, Birdwood Road, Crows Road, Kate Duncan Drive, Kauri Gum Rise, Lumber Rise, and William Calvert Drive, Swanson] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aditi Close, Alloway Street, Baumea Rise, Beauchamp Drive, Bonny Crescent, Breenagh Place, Broadfield Street, Carillon Place, Cherry Tree Place, Cloghan Close, Cyclarama Crescent, Don Buck Road, Frosses Place, Garton Drive, Glenfinn Place, Helleur Road, Impatiens Lane, Kautawa Lane, Keiha Crescent, Kemp Road, Killygordon Place, Lanham Lane, Lawson Creek Street, Makora Road, Mata Road, McClintock Road, McWhirters Farm Lane, Merv Clarke Lane, Morus Road, Paina Crescent, Puhikawa Street, Red Hills Road, Reverie Place, Richfield Crescent, Royal Road, Rush Creek Drive, Tellin Close, Triangle Road, Vadam Road, and Westgate Drive, Massey]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.167	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 058. [inferred: proposes to rezone some or all of the properties in these streets from r5esidential - Single House Zone to Residential - Mixed Housing Urban Zone, includes:Birdwood Road, and Yelash Road, Massey]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.168	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Massey, Royal Heights, Te Atatu Peninsula and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey, Te Atatu Peninsula and Henderson . Refer to Appendix 2, Map 059 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Daytona Road, Preston Avenue Henderson Colwill Road, Darcy Place, Hartley Terrace, and Lowtherhurst Road, Massey; Celsmere Lane, Hughes Terrace, Kotuku Street, Matipo Road, Taioma Crescent, and Waione Avenue, Te Atatu Peninsula]. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Preston Avenue, and Triangle Road, Henderson; Ambar Ridge Avenue, Doone Place, Exotic Place, Halloran Place, Hartley Terrace, Huruhuru Road, Keegan Drive, Kopi Place, Lowtherhurst Road, Manutewhau Road, Taitapu Street, Triangle Road, and Waimumu Road, Massey; Beach Road, Beaufield Lane, Brennan Avenue, Bridgens Avenue, Brookfield Road, Durham Street, Enderby Drive, Gane Lane, Glenhaven Place, Gloria Avenue, Gwendoline Avenue, Helga Crescent, Hughes Terrace, Kaumatua Place, Kervil Avenue, London Street, Matipo Road, Montmere Avenue, Moor Avenue, Neil Avenue, Onemana Way, Peachgrove Road, Piriti Drive, River Road, Roby Street, Springbank Lane, Stokes Avenue, Taikata Road, Te Atatu Road, Thomas Avenue, Waimanu Bay Drive, Waione Avenue, Waipani Road, Ward Crescent, and Wharf Road, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.169	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Te Atatu Peninsula and Henderson. Refer to Appendix 2 Map 059 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Henderson; Gunner Drive, Te Atatu Road, Neil Avenue, Old Te Atatu Road, Hereford Street, and Gloria Avenue, Te Atatu Peninsula]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.170	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Te Atatu Peninsula. Refer to Appendix 2 Map 060 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kawai Rise, Waikura Drive, and Waimanu Bay Drive, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.171	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay. Refer to Appendix 2, Map 061 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes :Annan Street, Argyle Street, Bella Vista Road, Clifton Road, Cremorne Street, Galatea Terrace, Herne Bay Road, Jervois Road, Marine Parade, Masons Avenue, River Terrace, Upton Street, Wairangi Street, and Wolseley Avenue, Herne Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albany Road, Argyle Street, Bayfield Road, Buller Street, Clifton Road, Cox Street, Cremorne Street, Hamilton Road, Hector Street, Herne Bay Road, Jervois Road, Kelmarna Avenue, Lawrence Street, Marine Parade, Masons Avenue, Salisbury Street, Saratoga Avenue, Sarsfield Street, Sentinel Road, Stack Street, Wairangi Street, Wallace Street, West End Road, and Wharf Road, Herne Bay; Hukanui Crescent, Trinity Street, and Wanganui Avenue, Ponsonby; Rawene Avenue, Westmere]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.172	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Jervois Road, Herne Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.173	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Cremorne Street, Stack Street, Argyle Street, River Terrace, Clifton Road, and Wairangi Street, Herne Bay] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.174	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay, and parts of Northcote Point and Stanley Point. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay and St Marys Bay. Refer to Appendix 2, Map 062 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Alma Street, Princes Street, and Queen Street, Northcote Point; Stanley Point Road, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: College Hill, Costley Street, Elizabeth Street, England Street, Georgina Street, Ireland Street, Margaret Street, Pember Reeves Street, Renall Street, Russell Street, Ryle Street, Spring Street, and Wood Street, Freemans Bay; Amiria Street, Curran Street, Hamilton Road, Masefield Avenue, and Sarsfield Street, Herne Bay; Amiria Street, Ardmore Road, Caroline Street, Clarence Street, College Hill, Cowan Street, Dedwood Terrace, Dublin Street, Dunedin Street, Emmett Street, Green Street, Hackett Street, Islington Street, John Street, London Street, Melford Street, New Street, O'Neill Street, Percival Parade, Pompallier Terrace, Ponsonby Terrace, Prosford Street, Provost Street, Redmond Street, Ring Terrace, Scott Street, Sheehan Street, Shelly Beach Road, St Marys Road, Swift Avenue, Trinity Street, Tweed Street, Vermont Street, Vine Street, and Wanganui Avenue, Ponsonby]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.175	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Herne Bay,St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.176	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.177	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Stanley Point and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Devonport. Refer to Appendix 2, Map 063 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abbotsford Terrace, Albert Road, Beaconsfield Street, Cheltenham Road, Eton Avenue, Jubilee Avenue, King Edward Parade, Lytton Street, Macky Avenue, Oxford Terrace, Tainui Road, Takarunga Road, and Tui Street, Devonport; Calliope Road, First Avenue, Glen Road, Russell Street, Rutland Road, Second Avenue, Stanley Point Road, Summer Street, Waterview Road, and William Bond Street, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Abbotsford Terrace, Albert Road, Anne Street, Bartley Terrace, Buchanan Street, Burgess Road, Calliope Road, Cambridge Terrace, Church Street, Clarence Street, Cowper Street, Cracroft Street, Domain Street, Duders Avenue, Ewen Alison Avenue, Flagstaff Terrace, Garden Terrace, Hastings Parade, High Street, Huia Street, Kapai Road, Kerr Street, King Edward Parade, Lake Road, Mays Street, Mozeley Avenue, Owens Road, Patuone Avenue, Queens Parade, Rattray Street, Roslyn Terrace, Shoal Bay Road, Spring Street, St Aubyn Street, St Leonards Road, Tudor Street, Vauxhall Road, and Victoria Road, Devonport; Calliope Road, Cautley Street, Kiwi Road, Roslyn Terrace, Rutland Road, Waterview Road, and William Bond Street, Stanley Point]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.178	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in parts of Devonport, Mechanics Bay, and Parnell. Refer to Appendix 2 Map 063 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: King Edward Parade, Victoria Road, Church Street, Vauxhall Road, and Calliope Road, Devonport; Calliope Road, Kiwi Road, William Bond Street, Cautley Street, and Queens Parade, Stanley Point] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, and Faraday Street Parnell]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.179	Kāinga Ora	Insert a Height Variation Controls of 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Mechanics Bay and Parnell. Refer to Appendix 2 Map 063 of the submission. Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, Faraday Street Parnell]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.180	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay. Refer to Appendix 2, Map 064 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Macky Avenue, and Jubilee Avenue, Devonport] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Holgate Road, and Kohimarama Road, Kohimarama; Atkin Avenue, Marau Crescent, Ronaki Road, Selwyn Avenue, and Tamaki Drive, Mission Bay]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.181	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in parts of Mission Bay. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Atkin Avenue, Tamaki Drive, and Marau Crescent, Mission Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.182	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in parts of Ōrākei. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.183	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in St Heliers. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of St Heliers. Refer to Appendix 2 Map 065 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Peacock Street, Riddell Road, and Waitara Road,Glendowie; Glover Road, Rarangi Road, Riddell Road, Springcombe Road, The Rise, and Waimarie Street, St Heliers] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Clarendon Road, Cliff Road, Rarangi Road, and Vale Road, St Heliers]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.184	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson. Refer to Appendix 2 Map 066 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Parklands Avenue, and Swanson Road, Swanson]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.185	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Swanson, Ranui, Massey, and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson, Ranui, and Henderson. Refer to Appendix 2, Map 067 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brookwood Drive, Chardonnay Rise, Gendo Avenue, and Semillon Avenue, Henderson; Don Buck Road, Helena Street, Madeira Lane, and Tiriwa Drive, Massey; Arodella Crescent, Karepo Crescent, Pooks Road, Swanson Road, Urlich Drive, View Ridge Drive, and Waitemata Drive, Ranui; Birdwood Road, Burton's Drive, Candia Road, Crows Road, Joseph Kokich Avenue, Kate Duncan Drive, Korihi Drive, Lumber Rise, O'Neills Road, Patrick Rice Drive, Saw Lane, Tupu Place, and Waimoko Glen, Swanson] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chardonnay Rise, Checkerberry Court, Cognac Place, Edwards Avenue, Espalier Drive, Freestone Place, Gala Place, Graven Court, Harvest Drive, Hillwell Drive, Lantern Court, Mawney Road, Millstone Lane, Pinedale Place, Pippen Court, Rathgar Road, Semillon Avenue, Shiraz Place, Summerland Drive, Swanson Road, Universal Drive, and Waterstone Way, Henderson; Babich Road, and Simpson Road, Henderson; Valley Afton Place, Airdrie Road, Ali Place, Armada Drive, Arodella Crescent, Babich Road North, Bahari Drive, Cameron Place, Charlenne Close, Childers Road, Cirrus Way, Cumulus Way, Dhaka Lane, Edwin Freeman Place, Elisa Lane, Elvira Place, Eric Gifford Drive, Frostbite Place, Gerda Place, Greenberry Drive, Hamblyn Place, Hetherington Road, Ireland Place, Irongate Avenue, Jeffery Reeve Crescent, Kinvig Place, Luanda Drive, Lumino Lane, Macrocarpa Place, Marinich Drive, Maru Place, Matuka Lane, Mayer Place, Metcalfe Road, Mili Way, Mili Way South, Muriel Place, Platinum Rise, Pooks Road, Rakich Place, Riserra Drive, Sachel Place, Sauvignon Avenue, Shibata Rise, Simpson Road, Starling Place, Sun Place, Swanson Road, Syrah Crescent, Urban Grove, Urlich Drive, View Ridge Drive, Vino Cina Heights, and Waitemata Drive, Ranui]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.186	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in Ranui and Swanson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Swanson Road, Swanson; and Pooks Road, Ranui]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.187	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for parts of the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Frank Evans Place, Swanson Road, Splendour Close, Rathgar Road, Welcome Place, Maurice Borich Place, and Tango Place Henderson] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Espalier Drive, Albizia Avenue, Ti Nana Crescent, Butia Avenue, Peachstone Lane, Pinedale Place, Lesa Annis Place, Rathgar Road, Applebox Lane, Sturges Road, Mulvaney Crescent, Swanson Road, Geordie Street, Fitzwater Place, Harvest Drive, Statesman Street, Vintage Drive, Edwards Avenue, Neta Grove, Spring Grove, Septimus Place, Vitex Lane, Lockington Avenue, Gala Place, Maurice Borich Place, and Frank Evans Place Henderson] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Swanson Road, Septimus Place, Rathgar Road, Ti Nana Crescent, Sturges Road, Lesa Annis Place, Statesman Street, Vintage Drive, Neta Grove, Spring Grove, Geordie Street, and Papatahi Place Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.188	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Te Atatu South and Te Atatu Peninsula. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson and Te Atatu South. Refer to Appendix 2, Map 068 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Flanshaw Road, Marewa Street, and Thomas Rea Place, Te Atatu South] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apple Lane, Buscomb Avenue, Chilcott Road, Daytona Road, Edmonton Road, Edwards Avenue, Epping Road, Fairdene Avenue, Kingdale Road, Kona Crescent, Lincoln Road, Penders Place, Pinedale Place, Poinsettia Place, Pomaria Road, Preston Avenue, Tudor Road, Universal Drive, and Woodford Avenue, Henderson; Alma Street, Amberley Avenue, Annette Avenue, Bodi Place, Bordeaux Parade, Bosnyak Drive, Bridge Avenue, Castaing Crescent, Central Park Drive, Cole Place, Covil Avenue, Divich Avenue, Edmonton Road, Fairlea Road, Flanshaw Road, Grainger Road, Griffiths Place, Harding Avenue, Highlight Parade, Jaemont Avenue, Keru Place, Kirrie Avenue, Lyndhurst Road, MacKenzie Street, McLeod Road, Merchant Avenue, Meritage Lane, Merlot Way, Merville Avenue, Mickle Street, Miltonia Avenue, Norma Avenue, Orchid Place, Ozich Avenue, Porter Avenue, Rowan Terrace, Royal View Road, School Road, Sheehan Road, Strid Road, Sunrise Lane, Swan Lane, Taha Road, Te Atatu Road, Tiroroa Avenue, Vera Road, Vodanovich Road, and Wakeling Avenue, Te Atatu South]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.189	Kāinga Ora	Insert Height Variation Controls of 18m and 22m for various business zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road, Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive, Te Atatu South] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Pomaria Road, Universal Drive, and Daytona Road, Henderson]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.190	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive Te Atatu South] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Swanson Road, Vintage Drive, Fairdene Avenue, Epping Road, Nephrite Lane, Edwards Avenue, Woodford Avenue, Lincoln Road, Ti Nana Crescent, Pinedale Place, Chilcott Road, Stephen Avenue, Rathgar Road, Penders Place, Kona Crescent, Norval Road, Spring Grove, McLeod Road, Lesa Annis Place, Papatahi Place, Buscomb Avenue, and Khaleel Place, Henderson; Miltonia Avenue, Te Atatu Road, Castaing Crescent, Orchid Place, Edmonton Road, Meritage Lane, Kirrie Avenue, Central Park Drive, Swan Lane, McLeod Road, Bordeaux Parade, Divich Avenue, Strid Road, Alma Street, Vodanovich Road, Fayette Place, Bodi Place, Griffiths Place, Sheehan Road, Merlot Way, Fowey Avenue, Ozich Avenue, and Roberts Road, Te Atatu South] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Swanson Road, Buscomb Avenue, Septimus Place, Sturges Road, McLeod Road, Blacklock Avenue, Jubaea Place, Winery Way, Miriam Corban Heights, Millstream Drive, Edmonton Road, Te Kanawa Crescent, Lincoln Road, Abel Tasman Avenue, Norval Road, Adriatic Avenue, Ti Nana Crescent, Matuhi Rise, Chilcott Road, Takapu Street, Sel Peacock Drive, Ciprian Place, Crockett Lane, Hiseman Lane, Penders Place, Pinedale Place, Vintage Drive, Hoya Court, Woodford Avenue, Rosebay Rise, Rathgar Road, Neta Grove, Papatahi Place, Sophie Lane, Spring Grove, Mt Lebanon Lane, Claude Brookes Drive, Great North Road, Lesa Annis Place, Fairdene Avenue, Humphrey Kemp Avenue, and Epping Road, Henderson; Miltonia Avenue, Duncan Avenue, Central Park Drive, Swan Lane, Edmonton Road, Sheehan Road, Te Atatu Road, McLeod Road, Kirrie Avenue, Alma Street, Orchid Place, Te Atatu South]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Refer to Appendix 2, Map 070 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Old Mill Road, and West View Road, Grey Lynn; Wharf Road, Herne Bay; West View Road, Westmere] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Allen Road, Baildon Road, Browning Street, Bullock Track, Castle Street, Cockburn Street, Dryden Street, Edwards Road, Farrar Street, Firth Road, Fisherton Street, Francis Street, Gilbert Avenue, Great North Road, Hakanoa Street, Ivanhoe Road, Jessel Street, Livingstone Street, Old Mill Road, Richmond Road, Sackville Street, Sefton Avenue, Selbourne Street, Sherwood Avenue, Shirley Road, Stanmore Road, Surrey Crescent, Tay Street, Tuarangi Road, Tutanekai Street, Warnock Street, Webber Street, Wellpark Avenue, Westmoreland Street East, Westmoreland Street West, Wexford Road, and Wilton Street, Grey Lynn; West End Road, Herne Bay; Fourth Avenue, School Road, and Western Springs Road, Kingsland; Burnside Avenue, Carrington Road, Chatham Avenue, Fontenoy Street, Linwood Avenue, Malvern Road, Martin Avenue, Norgrove Avenue, Novar Place, Parkdale Road, Parr Road South, Rawalpindi Street, Rossgrove Terrace, Segar Avenue, St Lukes Road, Sutherland Road, Tasman Avenue, and Verona Avenue, Mount Albert; Alberta Street, Bangor Street, Berridge Avenue, Boscawen Street, Bungalow Avenue, Buxton Street, De Luen Street, Dignan Street, Edith Street, Formby Avenue, Great North Road, Harbour View Road, Huia Road, Humariri Street, Joan Street, Johnstone Street, Kanuka Street, Kettle Street, Kiwi Road, Lynch Street, Manor Place, Meola Road, Miller Street, Moa Road, Montrose Street, Moray Place, Neville Street, Newell Street, Oliver Street, Pasadena Avenue, Pelham Avenue, Point Chevalier Road, Premier Avenue, Rama Road, Raymond Street, Riro Street, Seacombe Road, Smale Street, St Michaels Avenue, Studholme Street, Target Street, Te Ra Road, Tui Street, Wainui Avenue, Wakatipu Street, Walford Road, Walker Road, Walmer Road, and Wright Road, Point Chevalier; Hukanui Crescent, Moira Street, Mokau Street, Parawai Crescent, Richmond Road, and Tawariki Street, Ponsonby; New North Road, Parkhill Road, Rocky Nook Avenue, and Wolseley Street, St Lukes; Arlington Street, Aua Lane, Daventry Street, Herdman Street, Oakley Avenue, and Waterbank Crescent, Waterview; Bannerman Road, Cardigan Street, Derwent Street, Don Croot Street, Duncan MacLean Link, Finch Street, Levonia Street, Mountain View Road, Myrtle Street, Springfield Road, Warwick Street, and Western Springs Road, Western Springs; Dorset Street, Faulder Avenue, Fife Street, Garnet Road, Hope Street, Kingsley Street, Kotare Avenue, Larchwood Avenue, Lemington Road, Maxwell Avenue, Meola Road, Motions Road, Notley Street, Nottingham Street, Oban		
FS77	Keith Maddison	Oppose	873.191	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.192	Kāinga Ora	Insert Height Variation Controls of 18m, 22m, 29m and 37m for various business zones in parts of Waterview, Point Chevalier, Westmere, Morningside, and Grey Lynn. Refer to Appendix 2, Map 070 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Wharf Road Herne Bay; Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Richmond Road, Sackville Street, Surrey Crescent, and Great North Road, Grey Lynn; Carrington Road, Mount Albert; Point Chevalier Road, Great North Road, Premier Avenue, Raymond Street, Huia Road, Moa Road and Tui Street, Point Chevalier; New North Road, St Lukes; Great North Road, and Daventry Street, Waterview; West End Road, Garnet Road, and Oban Road, Westmere] [Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.193	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Western Springs. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Premier Avenue, Point Chevalier]	Height	Height response - other zones
FS77	Keith Maddison	Oppose	873.194	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Westmere, Western Springs and Morningside. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: [Wharf Road Herne Bay, Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: [Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.195	Kāinga Ora	Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Street, Bright Street, Copeland Street, Devon Street, Evelyn Street, Haslett Street, Suffolk Street, Takau Street, and Virginia Avenue West, Eden Terrace; Albury Avenue, Almorah Place, Almorah Road, Castle Drive, Gilgit Road, Gillies Avenue, Glenfell Place, Maungawhau Road, Mountain Road, Omana Avenue, Rockwood Place, Savannah Street, Seccombes Road, and Withiel Drive, Epsom; Anglesea Street, Barrie Street, Beresford Street West, Collingwood Street, Elizabeth Street, England Street, Franklin Road, Georgina Street, Gunson Street, Heke Street, Hepburn Street, Hopetoun Street, Paget Street, Picton Street, Ponsonby Road, Ryle Street, Smith Street, Tahuna Street, Wellington Street, Winn Road, and Wood Street, Freemans Bay; Carlton Gore Road, and Seafield View Road, Grafton; Allen Road, Ariki Street, Arnold Street, Baildon Road, Beaconsfield Street, Bond Street, Brisbane Street, Chamberlain Street, Cockburn Street, Coleridge Street, Commercial Road, Cooper Street, Crummer Road, Dean Street, Dickens Street, Dryden Street, Elgin Street, Farrar Street, Grosvenor Street, Harcourt Street, Home Street, Jessel Street, Julian Street, Keppell Street, King Street, Kirk Street, Leighton Street, MacKelvie Street, Millais Street, Monmouth Street, Murdoch Road, Niger Street, Northland Street, Partridge Street, Potatau Street, Prime Road, Rose Road, Scanlan Street, Schofield Street, Seddon Street, Selbourne Street, Sussex Street, Turakina Street, Waima Street, Wallingford Street, and Williamson Avenue, Grey Lynn; Aitken Terrace, Alexander Street, Altham Avenue, Buchanan Street, Central Road, Cricket Avenue, First Avenue, Fourth Avenue, Hesketh Street, King Street, Kingsland Avenue, Kowhai Street, Marlborough Street, Mostyn Street, New Bond Street, New North Road, Onslow Road, Reimers Avenue, Richbourne Street, Rossmay Terrace, Royal Terrace, Sandringham Road, School Road, Second Avenue, Shaw Street, Tawari Street, Third Avenue, Walters Road Kingsland Akiraho Street, Alderley Road, Bellevue Road, Bellwood Avenue, Bourne Street, Brentwood Avenue, Carrick Place, Charlton Avenue, Clive Road, Coles Avenue, Cromwell Street, Dominion Road, Edenvale Crescent, Edenvale Park Road, Esplanade Road, George Street, Graysons Lane, Hillside Crescent North, Hillside Crescent South, Horoeka Avenue, Horopito Street, Kamahi Street, Kawaka Street, Kelly Street, Leamington Road, Lisnoe Avenue, Lovelock Avenue, Marlborough Street, Mount Eden Road, Onslow Road, Percy Street, Puka Street, Punga Street, Raleigh Street, Sherbourne Road, Sydenham Road, Sylvan Avenue East, Sylvan Avenue West, Tongariro Street, Valley Road, View Road, Walters Road, Wrights Spur, and Wynyard Road, Mount Eden; Carlton Gore Road, Claremont Street, Glasgow Terrace, Huntly Avenue, Park Road, and Parkfield Terrace, Newmarket; Brown Street, Clarence Street, Douglas Street, Fitzroy Street, John Street, Kent Street, Lincoln Street, Mira	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Altham Avenue, Rossmay Terrace, Collins Street, McDonald Street, and Ethel Street, Kingsland] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.196	Kāinga Ora	Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2 Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott Street, Douglas Street, Mokau Street, and Pompallier Terrace, Ponsonby; Finch Street Western Springs]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.197	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Symonds Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.198	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gillies Avenue, Epsom; Awarua Crescent, Huriaro Place, Ngaiwi Street, Ngapipi Road, Paritai Drive, Rewiti Street, Sudeley Street, and Tuhaere Street, Ōrākei; Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street, Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell; Aldred Road, Ara Street, Arney Crescent, Arney Road, Bassett Road, Beatrice Road, Bell Road, Benson Road, Brookland Place, Buttle Street, Chatfield Place, Combes Road, Crocus Place, Dell Avenue, Dunholme Road, Eastbourne Road, Glenbrook Street, Hapua Street, Hiriri Avenue, Homai Street, Ingram Road, Kitirawa Road, Komaru Street, Leys Crescent, Lingarth Street, Mahoe Avenue, Manawa Road, Ōrākei Road, Portland Road, Raumati Road, Remuera Road, Ridings Road, Ross Street, Seaview Road, Shera Road, Shore Road, Sonia Avenue, Spencer Street, Swinton Close, Te Kowhai Place, The Glen, Tiki Street, Upland Road, Victoria Avenue, Waiata Avenue, Waimea Lane, Walton Street, Warrington Road, Westbourne Road, and Westbury Crescent, Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 072 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Ōrākei Road, Victoria Avenue, and Walton Street, Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.199	Kāinga Ora	Road, Buttle Street, and Beatrice Road, Remuera.]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Remuera and Ōrākei . Refer to Appendix 2 Map 072 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei; Hapua Street, Seaview Road, Bell Road, Arney Road, Arney Crescent, Wiles Avenue, Shore Road, Crocus Place, Bassett Road, Woodville Road, Shera Road, and The Glen, Remuera.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.200	Kāinga Ora	Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.201	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Orakei, Mission Bay, Kohimarama, Meadowbank, and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ōrākei, Mission Bay, Kohimarama, and Meadowbank . Refer to Appendix 2, Map 073 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kohimarama Road, Kohimarama; Kelvin Road, and Lucerne Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apirana Avenue, Castledine Crescent, Lintaine Place, Miniver Street, Potiki Place, Shadwell Place, and West Tamaki Road, Glen Innes; Allum Street, Ashwell Street, Averill Avenue, Cheverton Place, Edison Place, Eltham Road, Kohimarama Road, Melanesia Road, Neligan Avenue, Rawhitiroa Road, Sage Road, Siota Crescent, Speight Road, Tamaki Drive, Taranaki Road, Whytehead Crescent, William Fraser Crescent Kohimarama Appleyard Crescent, Archdall Street, Beere Place, Blackett Crescent, Bonnie Brae Road, Cheeseman Place, Colonel Barton Glade, Dorchester Street, Fancourt Street, Gowing Drive, Harapaki Road, Harry Human Heights, Hobday Place, Keretene Place, Kinder Place, Lucia Glade, MacPherson Street, Meadowbank Road, Meyrick Place, Mount Carmel Place, Parsons Road, Peart View, Purewa Road, Puroto Street, Pyatt Crescent, Rutherford Terrace, St Johns Road, and Temple Street, Meadowbank; Atkin Avenue, Bongard Road, Codrington Crescent, Cullwick Road, Dudley Road, Godden Crescent, Kempthorne Crescent, Kepa Road, Marau Crescent, Nihill Crescent, Palmer Crescent, Patteson Avenue, Prebble Place, Ronaki Road, Rukutai Street, Selwyn Avenue, Tagalad Road, and Thatcher Street, Mission Bay; Awarua Crescent, Coates Avenue, Fenton Circus, Grace Street, Karori Crescent, Kepa Road, Kupe Street, Kurahaupo Street, Nehu Street, Ngaio Street, Okahu Street, Paora Street, Paritai Drive, Rautara Street, Reihana Street, Rukutai Street, Tautari Street, and Watene Crescent, Orakei; Conrad Drive, Corinth Street, Dover Place, Keith Avenue, Kelvin Road, Remuera Road, Seascape Road, and Waiatarua Road, Remuera; Aumoe Avenue, Glen Atkinson Street, Grampian Road, Hanene Street, Lammermoor Drive, Lawndale Place, Long Drive, Pahaki Street, St Heliers Bay Road, Tamaki Drive, Tarawera Terrace, and Wynsfield Garden, St Heliers; Abraham Place, Anson Place, Apirana Avenue, Caulton Street, College Road, Felton Mathew Avenue, Greenbank Drive, Ipswich Place, Kissling Place, Norman Lesser Drive, Simkin Avenue, St Heliers Bay Road, Strong Street, Truman Street, and Worley Place, St Johns.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.202	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Averill Avenue, and Tamaki Drive, Kohimarama; Dorchester Street, St Johns Road, and Meadowbank Road, Meadowbank; Marau Crescent, Atkin Avenue, Kepa Road, Tamaki Drive, and Patteson Avenue, Mission Bay; Kepa Road, Ōrākei; St Heliers Bay Road, St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.203	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Ōrākei. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kupe Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.204	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glen Innes, St Heliers, Glendowie and Wai O Taiki Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2, Map 074 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Calder Place, Cranbrook Place, Peacock Street, Riddell Road, Vanessa Crescent, Vista Crescent, and West Tamaki Road, Glendowie.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bromley Place, Castledine Crescent, Elstree Avenue, Ev Perry Way, Henslowe Place, Hurstwood Place, Lanark Place, Line Road, Melling Street, Merfield Street, Miniver Street, Paddington Street, Radcliffe Street, Skippy Patuwai Lane, Sloane Street, Torrington Crescent, West Tamaki Road, and Weybridge Crescent, Glen Innes; Berwick Street, Caliban Place, Emerson Street, Esperance Road, Florida Place, Jefferson Street, Maskell Street, Modena Crescent, Mount Taylor Drive, Navarre Road, Riddell Road, Sierra Street, Taranto Place, Troy Place, Wendover Road, and West Tamaki Road, Glendowie; Ashby Avenue, Auckland Road, Bannockburn Place, Bay Road, Benbow Street, Bermuda Road, Brilliant Street, Brookfield Street, Challenger Street, Clarendon Road, Cliff Avenue, Cliff Road, Devore Street, Dingle Road, Elizabethan Garden, Fern Glen Road South, Gifford Street, Goldie Street, Hanene Street, Helen Place, Heritage Rise, Kaimata Street, Kotiri Street, Lombard Street, Long Drive, Maheke Street, Maskell Street, Maxine Place, McArthur Avenue, Odessa Crescent, Pahaki Street, Parkside Street, Paunui Street, Polygon Road, Rarangi Road, St Heliers Bay Road, Summerhill Place, Sylvia Road, Tamaki Drive, Tarawera Terrace, The Parade, Tuhimata Street, Vale Road, Walmsley Road, West Tamaki Road, Woodside Crescent, and Yattendon Road, St Heliers.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.205	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Maskell Street, Glendowie; Ashby Avenue, West Tamaki Road, and St Heliers Bay Road, St Heliers.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.206	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Bucklands Beach and Eastern Beach. Refer to Appendix 2 Map 075 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Clovelly Road, Bucklands Beach; Eastern Beach Road, Jern Place, The Esplanade, and Vivian Wilson Drive; Eastern Beach.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.207	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Western Heights and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Western Heights and Henderson. Refer to Appendix 2, Map 076 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Andelko Place, Barnsley Place, Chardon Place, Fairford Avenue, Farwood Drive, Forest Hill Road, Henderson Valley Road, Hercules Drive, Hindmarsh Street, Holdens Road, Imperial Place, Lake Panorama Drive, Landow Place, Misty Valley Drive, Palomino Drive, Parrs Cross Road, Pine Avenue, Rhinevale Close, Rosa Place, Roy Maloney Drive, San Marino Drive West, San Valentino Drive, South Kensington Way, Tumanaka Place, Wally Nola Place, Henderson; Henderson Valley Road, and Simpson Road, Henderson Valley.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amesbury Rise, Basra Drive, Bruce McLaren Road, Burgundy Park Avenue, Chablis Place, Chadlington Avenue, Chelmsley Avenue, Chrome Place, Claret Place, Coburg Street, Dundas Place, Ennerdale Lane, Eyre Street, Farwood Drive, Fitzwater Place, Fleetwood Drive, Garelja Road, Henderson Valley Road, Hercules Drive, Highfields Terrace, Hindmarsh Street, Hinerau Street, Imperial Place, Ivy Nola Way, Midhurst Avenue, Muscat Place, Natasha Lane, Ohira Place, Palomino Drive, Rhinevale Close, Riesling Place, Roy Maloney Drive, San Bernadino Drive, San Domingo Rise, Sandhurst Rise, Semillon Avenue, Somerton Rise, Spence Road, Sturges Road, Summerland Drive, Tirohunga Drive, Tumanaka Place, Waitoro Lane, and Wally Nola Place, Henderson.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.208	Kāinga Ora	Insert Height Variation Controls of 18m, and 37m for various residential zones in parts of Western Heights and Henderson. Refer to Appendix 2 Map 076 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Henderson Valley Road, Murillo Place, Coburg Street, Lendic Avenue, Imperial Place, Fetu Oso Lane, Aporo Tawhito Lane, Waitoro Lane, Tabitha Crescent, Border Road, Garelja Road, Wally Nola Place, Forest Hill Road, Frieda Henare Lane, Spode Place, and Taranui Place, Henderson] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Vintage Drive, Sturges Road, Garelja Road, Fitzwater Place, Coburg Street, Waitoro Lane, Lesa Annis Place, Frieda Henare Lane, Henderson Valley Road, Lendic Avenue, Harvest Drive, Gala Place, and Khaleel Place, Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.209	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Refer to Appendix 2, Map 077 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Addison Drive, Barnfield Place, Clarion Place, Farquhar Road, Glen Marine Parade, Glendene Avenue, Harmel Road, Hepburn Road, Lanier Place, Neesons Way, Patts Avenue, Thornlow Street, Wyatt Place Glendene Maybelle Place, Nile Road, and Sabulite Road, Kelston.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Glenview Road, Great North Road, Palm Court Drive, Palmer Avenue, and Sarona Avenue, Glen Eden; Blythe Place, Butterworth Drive, Coupland Court, Darlington Place, Farquhar Road, Felgrove Street, Foyle Place, Glendene Avenue, Great North Road, Hepburn Road, Heversham Place, Hillary Heights Avenue, Ian Place, Jenelin Road, Kirby Street, Longbill Place, Lydford Place, Manhattan Heights, Pakira Avenue, Rosewarne Crescent, Tanoa Place, and Temuri Place, Glendene; Bruce McLaren Road, Chislehurst Street, Dallow Place, Garelja Road, Grimshaw Place, Henderson Valley Road, Hindmarsh Street, Imperial Place, Kaikoura Street, Legacy Drive, Parma Place, Ribblesdale Road, Silverstone Place, View Road, and Waitaki Street, Henderson; Kelman Road, Sabulite Road, and Standage Lane, Kelston; Awaroa Road, Blueridge Close, Borich Road, Denver Avenue, Gaede Terrace, Longreach Drive, McKinley Road, Nirmal Place, Osmond Court, Pankhurst Place, Parrs Cross Road, Rangeview Road, Seymour Road, Sherrybrooke Place, Sungrove Rise, Sunhill Road, Sunnyside Road, Sunshine Boulevard, View Road, Waari Avenue, and Wattle Road, Sunnyvale; Christina Avenue, Cron Avenue, Dawn Place, Divich Avenue, Kokiri Street, Metric Place, Nui Mana Place, Taitua Drive, Te Atatu Road, and Tirimoana Road, Te Atatu South.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.210	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale . Refer to Appendix 2, Map 077 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Glen Eden; Hulme Place, and Bruce McLaren Road, Henderson; Cartwright Road, and Sabulite Road, Kelston.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					and Sunnyvale. Refer to Appendix 2 Map 077 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Crystal Avenue, Glendene Avenue Glendene, Coburg Street, Imperial Place, Waitoro Lane, Murillo Place, Garelja Road, Wally Nola Place, Frieda Henare Lane, Forest Hill Road, Spode Place, Henderson Valley Road, Taranui Place, and Border Road, Henderson; Awaroa Road, Pankhurst Place, Sungrove Rise, Nirmal Place, and View Road, Sunnyvale; Tirimoana Road, Nui Mana Place, Divich Avenue, Finlow Drive, Kokiri Street, Tracey Terrace, Metric Place, Fayette Place, McLeod Road, Christina Avenue, Valron Road, Te Atatu Road, Fowey Avenue, Taitua Drive, James Scott Place, and Dawn Place, Te Atatu South] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.]		
FS77	Keith Maddison	Oppose	873.211	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.212	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glendene, Kelston, New Lynn, Rosebank, Avondale and Waterview. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Rosebank, Avondale and Waterview. Refer to Appendix 2, Map 078 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Avondale Road, Calvin Place, Coronet Place, Esmeralda Avenue, Horton Avenue, Horwell Place, Kenley Place, Oberon Place, Sceptre Place, Te Wiata Place, Tilbury Place, and Tony Segedin Drive, Avondale; Aronui Terrace, Beaubank Road, Brains Road, Cobham Crescent, Kiernan Place, and Maybelle Place, Kelston; Lynwood Road, New Lynn.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alanbrooke Crescent, Ash Street, Avondale Road, Beatrix Street, Bellgrove Place, Canal Road, Colorado Place, Corregidor Place, Dampier Street, Eastdale Road, Glendon Avenue, Great North Road, Holly Street, Michael Foley Place, Nacton Lane, Naumai Street, Orchard Street, Plane Street, Riversdale Road, Roberton Road, Rosebank Road, Saltaire Street, Sandy Lane, St Davids Street, Tamora Lane, Taramea Street, Tony Segedin Drive, Victor Street, Wairau Avenue, and Wingate Street, Avondale; Archibald Road, Barbary Avenue, Kelman Road, Kelwyn Road, Laura Street, and Scanlen Terrace, Kelston; Copley Street, Durrant Place, Kelston Street, Koromiko Street, Kuaka Place, Lynwood Road, Miro Street, Nikau Street, Queen Mary Avenue, Rimu Street, and Riverview Road, New Lynn; Fir Street, Hadfield Avenue, Seaside Avenue, and Tutuki Street, Waterview.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.213	Kāinga Ora	Insert Height Variation Controls of 22m, 29, 37m and 43m for various business zones in Kelston, New Lynn, Rosebank and Avondale . Refer to Appendix 2, Map 078 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Avondale Road, Avondale] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: [Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.214	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Kelston, New Lynn, and Avondale. Refer to Appendix 2 Map 078 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kelwyn Road, Beaubank Road, Archibald Road, Bamboo Grove, Alston Avenue, St Leonards Road, and Archlynn Road, Kelston; Lynwood Road, and Copley Street, New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.215	Kāinga Ora	Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mount Royal Avenue, Mount Albert.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bentleigh Avenue, Blockhouse Bay Road, Cradock Street, Great North Road, Himikera Avenue, Jenner Place, Leinster Street, Pinewood Street, Pitcairn Place, Powell Street, Roberton Road, and Tiverton Road, Avondale; Morningside Drive, Morningside; Alberton Avenue, Alexis Avenue, Allendale Road, Bennett Street, Carrington Road, Cornwallis Street, Douglas Avenue, Duart Avenue, Ennismore Road, Fairleigh Avenue, Fifth Avenue, Fontenoy Street, Glentui Road, Grande Avenue, Harbutt Avenue, Harlston Road, Highland Road, Houkura Way, Jerram Street, Kerr-Taylor Avenue, Kitenui Avenue, La Veta Avenue, Laurel Street, Lloyd Avenue, Mark Road, Moreland Road, Mount Albert Road, Mount Royal Avenue, New North Road, Newcastle Terrace, Oakfield Avenue, Phyllis Street, Pickens Crescent, Preston Avenue, Raetihi Crescent, Ranleigh Road, Renton Road, Rhodes Avenue, Rossgrove Terrace, Ruarangi Road, Sadgrove Terrace, Sainsbury Road, Springleigh Avenue, St Lukes Road, Stewart Road, Stilwell Road, Summit Drive, Taylors Road, Toroa Terrace, Verona Avenue, Vinter Terrace, Violet Street, Wagener Place, Weston Avenue, and Willis Street, Mount Albert; Denny Avenue, Elphinstone Avenue, Gifford Avenue, Greenville Avenue, Mayn Avenue, Mount Albert Road, Plumpton Avenue, Richardson Road, Sandringham Road Extension, Waite Avenue, and William Blofield Avenue, Mount Roskill; Batkin Road, Bollard Avenue, Brydon Place, Methuen Road, Netherton Street, New Windsor Road, Roseville Street, Valonia Street, Whitney Street, and Whittle Place, New Windsor; Alamein Terrace, Aurora Avenue, Beagle Avenue, Belcher Street, Betts Avenue, Buccaneer Street, Cassino Terrace, Christini Street, Delphine Close, Denize Road, Dunkirk Terrace, Farrelly Avenue, Fletcher Street, Galbraith Street, Hallam Street, Hargest Terrace, Hedley Road, Hendon Avenue, Holdsworth Avenue, Jessop Street, La Veta Avenue, Lorraine Avenue, McGehan Close, Mountfield Terrace, O'Donnell Avenue, Olympus Street, Owairaka Avenue, Parkinson Avenue, Potter Avenue, Range View Road, Richardson Road, Shearer Street, Sheppard Avenue, Skeates Avenue, Thomson Street, Triton Avenue, Tyburnia Avenue, and Wainwright Avenue, Owairaka; Aroha Avenue, Begbie Place, Bournemouth Avenue, Camden Road, Carrie Street, Columbia Road, Coyle Street, Duncan Avenue, Eden View Road, Euston Road, Exeter Road, Fergusson Avenue, Fowlds Avenue, Freyberg Avenue, Grove Road, Hampstead Road, Harwood Street, Haverstock Road, Hazelmere Road, Hulse Avenue, Huntingtree Avenue, Kenneth Avenue, Kerr Street, Kingsway Avenue, Kitchener Road, Kiwitea Street, Lambeth Road, Leslie Avenue, Locarno Avenue, Marne Road,	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.216	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carrington Road, Mount Albert Road, New North Road, and Martin Avenue, Mount Albert; Sandringham Road Extension, Mount Roskill; New Windsor Road, New Windsor; Potter Avenue, Hendon Avenue, Owairaka Avenue, and Hargest Terrace, Owairaka; Mount Albert Road, Sandringham; New North Road, St Lukes; Great North Road, Alford Street, and Oakley Avenue, Waterview] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.217	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2 Map 079 of the submission.Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atherton Road, Bramwell Place, Cedar Road, Coronation Road, Empire Road, Epsom Avenue, Ferryhill Road, Marama Avenue, Morvern Road, Selwyn Road, Shipherds Avenue, St Andrews Road, and St Leonards Road, Epsom; Landscape Road, and Watling Street, Mount Eden; St Andrews Road, Royal Oak.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Baleden Lane, Balmer Lane, Balmoral Road, Brixton Road, Calgary Street, Carmen Avenue, Dexter Avenue, Dunbar Road, Eldon Road, Halesowen Avenue, Halston Road, Kensington Avenue, Kingsford Road, Marsden Avenue, Matipo Street, Mewburn Avenue, Mount Pleasant Road, Pine Street, Queens Avenue, Rocklands Avenue, Springwood Place, Telford Avenue, Tennyson Street, Tenterden Avenue, Thames Street, Volcanic Street, Westminster Road, and Wiremu Street, Balmoral; Aberfoyle Street, Albury Avenue, Arcadia Road, Atherton Road, Banff Avenue, Bishop Street, Bloomfield Place, Bowling Avenue, Bracken Avenue, Bramwell Place, Brightside Road, Cecil Road, Corbett-Scott Avenue, Crescent Road, Domett Avenue, Emerald Street, Empire Road, Epsom Avenue, Fern Avenue, Ferryhill Road, Gardner Road, Gillies Avenue, Gladwin Road, Goldsmith Road, Golf Road, Hay Place, Heywood Crescent, Inverary Avenue, Kimberley Road, King Edward Avenue, King George Avenue, Lewin Road, Lurline Avenue, Manukau Road, Marama Avenue, Mears Place, Merivale Avenue, Morvern Road, Mountain Road, Ngaroma Road, Omana Avenue, Onslow Avenue, Orakau Avenue, Owens Road, Pah Road, Pencarrow Avenue, Pukehana Avenue, Pukenui Road, Queen Mary Avenue, Ranfurly Road, Rangiatea Road, Selwyn Road, Sharpe Road, Shipherds Avenue, Shipherds Close, St Andrews Road, St Leonards Road, The Drive, Wilding Avenue, Woodhall Road Epsom Collins Street, Ethel Street, Leslie Avenue, Royal Terrace, Sandringham Road, and Shaw Street, Kingsland; Ashton Road, Atanga Avenue, Avenham Walk, Balmoral Road, Bank Street, Batger Road, Bathurst Road, Bellwood Avenue, Burnley Terrace, Conway Road, Cromwell Street, Croydon Road, Disraeli Street, Dominion Road, Douglas Road, Eglinton Avenue, Elizabeth Street, Ellerton Road, Essex Road, Ewington Avenue, Fairview Road, Garry Road, Glenalmond Road, Grange Road, Hasbury Avenue, Henley Road, Herbert Road, Hillside Crescent South, Hona Avenue, Irene Avenue, Kakariki Avenue, Kenyon Avenue, King Edward Street, Kingsview Road, Landscape Road, Manatu Street, Marlborough Street, Milton Road, Mont Le Grand Road, Mount Eden Road, Ngauruhoe Street, Oaklands Road, Paice Avenue, Parau Street, Peary Road, Pencarrow Avenue, Penrhyn Road, Pentland Avenue, Plunket Road, Poronui Street, Prospect Terrace, Rahiri Road, Rarawa Street, Rautangi Road,		
FS77	Keith Maddison	Oppose	873.218	Kāinga Ora		Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.219	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carmen Avenue, Dunbar Road, Telford Avenue, and Balmoral Road, Balmoral; Manukau Road, Annie Buxton Place, Banff Avenue, Onslow Avenue, Golf Road, Corbett-Scott Avenue, Arcadia Road, Rangiatea Road, Gardner Road Epsom, Altham Avenue, Collins Street, McDonald Street, and Ethel Street, Kingsland; Mount Eden Road, Dominion Road, Grange Road, St Albans Avenue, Ewington Avenue, Peary Road, Shackleton Road, Disraeli Street, Garry Road, and Landscape Road, Mount Eden; Dominion Road, and Cambrai Avenue, Mount Roskill; Balmoral Road, Sandringham Road, Mount Albert Road Sandringham, Louvain Avenue, Kings Road, Foch Avenue, Duke Street, Haig Avenue, Rewa Road, Mount Eden Road, Hazel Avenue, Invermay Avenue, and Princes Avenue, Three Kings] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.220	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2 Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kohia Terrace, Epsom Avenue, Gillies Avenue, Ranfurly Road, Woodhall Road, Shipherds Avenue, Ranfurly Road West, Cecil Road, and Marama Avenue, Epsom] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Owens Road, Epsom Avenue, Inverary Avenue, Gillies Avenue, Manukau Road, Bracken Avenue, Shipherds Avenue, Marama Avenue, Ranfurly Road, Brightside Road, Domett Avenue, Omana Avenue, Mountain Road, Savannah Street, Shipherds Close, Cecil Road, and Glenfell Place, Epsom; Marlborough Street, Walters Road Kingsland, Lovelock Avenue, Dominion Road, Esplanade Road, Horoeka Avenue, Mount Eden Road, Kamahi Street, Cromwell Street, Bellevue Road, Valley Road, Leamington Road, Kenyon Avenue, Hillside Crescent South, Carrick Place, Percy Street, Hillside Crescent North, Sherbourne Road, Onslow Road, Walters Road, Bellwood Avenue, and Ewington Avenue, Mount Eden] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Domett Avenue, Kipling Avenue, Owens Road, Bracken Avenue, Sharpe Road, Alpers Avenue, Albury Avenue, Manukau Road, Gillies Avenue, Brightside Road, Mountain Road, Omana Avenue, Savannah Street, Shipherds Avenue, Withiel Drive, Glenfell Place, and Silver Road, Epsom]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.221	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Ellerslie, Greenlane and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Crescent Road, and Gardner Road, Epsom; Kawau Road, Te Kawa Road, and Waiohua Road, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Abbotts Way, Ladies Mile, and Upland Road Remuera.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Canterbury Park Lane, Cawley Street, Derby Downs Place, Findlay Street, Hewson Street, Hunterville Court, Kentucky Street, Ladies Mile, Main Highway, Malabar Drive, Marua Road, Mitchelson Street, Morrin Street, Newhaven Street, Pukerangi Crescent, Railway Land, Ramsgate Street, Riccarton Way, Sproston Avenue, Te Marama Road, Umere Crescent, and Walpole Street, Ellerslie; Belvedere Street, Campbell Crescent, Claude Road, Cornwall Park Avenue, Crescent Road, Emerald Street, Fern Avenue, Gardner Road, Golf Road, Griffin Avenue, Halifax Avenue, Margot Street, Market Road, Maxfield Place, Mount St John Avenue, Ranfurly Road, Wapiti Avenue, and Warborough Avenue, Epsom; Aratonga Avenue, Atarangi Road, August Place, Cadman Avenue, Campbell Road, Ferguson Avenue, Garland Road, Great South Road, Haronui Road, Kawau Road, Konini Road, Korau Road, Massey Avenue, Matai Road, Miro Road, Momona Road, Renown Avenue, Tawera Road, Te Kawa Road, Waiohua Road, Wairakei Street, Wheturangi Road, William Avenue, and Woodbine Avenue, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Ngatiawa Street, Onehunga; Ara Street, Armadale Road, Ascot Avenue, Carmont Street, Clonbern Road, Cotter Avenue, Dromorne Road, Entrican Avenue, Grand View Road, Green Lane East, Haast Street, Koangi Street, Komaru Street, Ladies Mile, Lillington Road, Lochiel Road, Lucerne Road, Mainston Road, Market Road, Minto Road, Mount Hobson Lane, Mount Hobson Road, Muir Road, Norana Avenue, Nordon Place, Ohinerau Street, Omahu Road, Ōrākei Road, Ormonde Road, Peach Parade, Platina Street, Rakau Street, Rangitoto Avenue, Ranui Road, Raumati Road, Remuera Road, Richard Farrell Avenue, Rothesay Street, Rotomahana Terrace, St Vincent Avenue, Tahora Avenue, Tiki Street, Tirohanga Avenue, Upland Road, Ventnor Road, Victoria Avenue, Waiata Avenue, Wairua Road, Westbourne Road, Westbury Crescent, and Woodley Avenue Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.222	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in parts of Epsom, Ellerslie Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Main Highway, Hudson Street, Great South Road, Mitchelson Street, Cawley Street, Stanway Place, Kalmia Street, Sultan Lane, Sultan Street, and Park Avenue Ellerslie; Green Lane West, Annie Buxton Place, Manukau Road, Corbett-Scott Avenue, Campbell Crescent, Kimberley Road, Dunkerron Avenue, Inverary Avenue, and Gardner Road Epsom; Great South Road, Atarangi Road, Ascot Avenue, Garland Road, Ellerslie Racecourse Drive, Green Lane East, Puriri Avenue, Woodbine Avenue, Waiohua Road, Matai Road Greenlane, Remuera Road, Green Lane East, St Vincent Avenue, Clonbern Road, Ascot Avenue, Ohinerau Street, and Avice Street Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.223	Kāinga Ora	Insert Height Variation Controls of 29m, 37m and 43m for various residential zones in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2 Map 081 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.224	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kelvin Road, Remuera] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Arron Street, Ballarat Street, Ballin Street, Eaglehurst Road, Ellerslie Park Road, Elwood Place, Gavin Street, Horsham Place, Ladies Mile, Laud Avenue, Main Highway, Marua Road, Michaels Avenue, Peek Street, Ranier Street, Umere Crescent, and Wilkinson Road, Ellerslie; Harry Human Heights, and Pyatt Crescent, Meadowbank; Alana Place, Ballarat Street, Banks Road, Barrack Road, Bertrand Road, Burt Road, Clare Place, Denning Place, Dinglebank Road, Ellerslie-Panmure Highway, Faber Avenue, Ferndale Road, Gollan Road, Harding Avenue, Harris Road, Higgs Road, High Trees Place, Lunn Avenue, Malone Road, Marua Road, McDonald Crescent, Mono Place, Motu Place, Mount Wellington Highway, Paku Lane, Rupi Court, Rutland Road, Stanhope Road, and Tidey Road, Mount Wellington; Ireland Road, Panmure; Debron Avenue, Grand Drive, Haast Street, Hilltop Street, Kelvin Road, Koraha Street, Loch Street, Lucerne Road, Maungarei Road, McFarland Street, Monteith Crescent, Ngapuhi Road, Pukeora Avenue, Remuera Road, Rosepark Crescent, Stoneyroyd Garden, Towle Place, and Winhall Rise, Remuera; Anson Place, Caulton Street, College Road, Cotton Street, Greenbank Drive, Howard Hunter Avenue, Kissling Place, Lush Avenue, Maaka Place, Merton Road, Norman Lesser Drive, Panapa Drive, Ronald Algie Place, Simkin Avenue, Strong Street, Swainston Road, Thorp Street, Tisdall Crescent, and Waikato Place, St Johns; Papango Street, and Tihi Street, Stonefields.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.225	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Cawley Street, and Main Highway Ellerslie; Harris Road, and Ellerslie-Panmure Highway Mount Wellington; Remuera Road Remuera; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Simkin Avenue, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.226	Kāinga Ora	Insert Height Variation Controls of 18m and 29m for various residential zones in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2 Map 082 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Boakes Road, and Harwood Road Mount Wellington] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.227	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chiltern Crescent, Concord Place, Elstree Avenue, Epping Street, Fenchurch Street, Harlow Crescent, Leaside Lane, Parbhubhai Makan Lane, Sunnymead Road, Taniwha Street, and Teuila Grove, Glen Innes; Alamein Road, Bardia Road, Bellona Road, Benghazi Road, Coates Crescent, Court Crescent, Dunkirk Road, Hay Road, Hobson Drive, Kay Road, Larsen Road, Martin Place, McCulloch Road, Oran Road, Pilkington Road, Sanda Road, Sollum Road, Stewart Avenue, Takrouna Lane, Tobruk Road, Trent Road, Tripoli Road, Tunis Road, and Upham Road, Panmure; Anderson Avenue, Elstree Avenue, Erima Avenue, Hinaki Street, Kawiti Avenue, Ngakahikatea Lane, Parata Street, Point England Road, Riverside Avenue, Takoto Way, Tamatea Avenue, Taratoa Street, Tokomaha Lane, and Torino Street, Point England; Kestrel Place, Manaaki Circle, Taniwha Street, and Tuturiwhatu Lane, Wai O Taiki Bay.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.228	Kāinga Ora	Rezone Open Space - Informal Recreation Zone to Residential - Terrrace housing and Apartment Buildings Zone in Parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Taniwha Street, Line Road and Harlow Crescent. Commonly known as Taniwha Reserve.]	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.229	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fenchurch Street, and Elstree Avenue Glen Innes; Pilkington Road, and Jellicoe Road Mount Wellington; Hobson Drive, and Tripoli Road Panmure; Pilkington Road, and Elstree Avenue Point England; Felton Mathew Avenue, Farmhouse Lane, Morrin Road, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.230	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.231	Kāinga Ora	Insert a Height Variation Control of 29m for the Open Space - Informal Recreation Zone in parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. Note that there is a separate submission point seeking rezoning to residential. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Line Road, Epping Street and Harlow Crescent, Glen Innes]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.232	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Eastern Beach and Mellons Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Half Moon Bay, Farm Cove, Howick and Highland Park. Refer to Appendix 2, Map 084 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bleakhouse Road, Bretton Lane, Burford Place, Charles Dickens Drive, Haseler Crescent, Page Point, and Pickwick Parade, Mellons Bay] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bucklands Beach Road, Bucklands Beach; Askew Place, Butley Drive, Driscoll Place, Dunn Place, Galloway Crescent, and Skilling Place, Farm Cove; Adonis Place, Argo Drive, Compass Point Way, Endymion Place, Ganymede Place, Half Moon Rise, Indus Place, Majesty Place, Pegasus Place, Pigeon Mountain Road, Poseidon Place, Prince Regent Drive, Raddock Place, Sunderlands Road, Tuscan Place, and Tyrian Close, Half Moon Bay; Baronie Court, Benygloe Place, Blanche Way, Bradbury Road, Casuarina Road, Cherry Road, Chesley Place, Clunie Place, Cranberry Place, Dalwhinnie Parade, Damson Place, Darren Crescent, Fiesta Drive, Fortunes Road, Hayes Place, Hazelmay Place, Highland Park Drive, Hutchinsons Road, Kereru Place, Liam Place, Lyren Place, Malvina Place, Mandarin Place, Marendellas Drive, Medina Place, Minaret Drive, Nassau Court, Pakuranga Road, Sheralee Place, Tate Grove, and Tromie Place, Highland Park; Angelo Avenue, Botany Road, Broadview Place, Dell Way, Elliot Street, Finnerty Avenue, Freyberg Place, Howe Street, JaeDee Court, Jeff Place, Juliet Avenue, Landop Terrace, Libby Lane, Moore Street, Nelson Street, O'Halloran Road, Patons Road, Pegler Drive, Picton Street, Ridge Road, Sherie Place, The Link, Union Road, Vida Place, Vincent Street, Waterloo Street, Wellington Street, Willoughby Avenue, and Wynn Place, Howick; Bleakhouse Road, Castleton Drive, Cheriton Road, Chilton Place, Mellons Bay Road, Montressor Place, and Towbridge Place, Mellons Bay; Pakuranga Road, Pakuranga; Hedge Row, Rothwell Place, and Stanniland Street, Sunnyhills.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.233	Kāinga Ora	Insert a Height Variation Controls of 22 metres for parts of the Business - Mixed Use zone in Highland Park. Refer to Appendix 2, Map 084. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pigeon Mountain Road Half Moon Bay, Botany Road, and Ridge Road, Howick; Pakuranga Road, Pakuranga; Fortunes Road, Highland Park]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.234	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Howick, Mellons Bay, and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick and Mellons Bay. Refer to Appendix 2, Map 085 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cockle Bay Road, Colleen Court, Jolyn Place, Rangitoto View Road, Stevenson Way, and Tainui Road, Cockle Bay; Island View Terrace, Howick; Beach Road, Marine Parade, Mellons Bay Road, Oceania Place, Pleasant Place, and Seymour Road Mellons Bay.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Evelyn Road,Cockle Bay; Abercrombie Street, Cleary Terrace, Cook Street, Drake Street, Glenfern Road, Granger Road, Hartles Place, Holbrook Place, Kelly Place, Liston Crescent, Luplau Crescent, Masefield Street, Moore Street, Parkhill Road, Picton Street, Sale Street, Selwyn Road, Star Place, Swindon Close, Tanglewood Place, The Glebe, Tranquility Rise, Uxbridge Road, and Walter MacDonald Street, Howick; Beach Road, Cheriton Road, Marine Parade, McMillan Place, Mellons Bay Road, Oceania Place, Paisley Street, and Seymour Road Mellons Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.235	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Howick. Refer to Appendix 2 Map 085 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moore Street, Cook Street, Wellington Street, Selwyn Road, Walter MacDonald Street, Picton Street, Uxbridge Road, and Waterloo Street, Howick]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.236	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beachlands and Pine Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beachlands. Refer to Appendix 2, Map 086 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Araminta Place, Barmaree Lane, Beachlands Road, Belisi Way, Bell Road, Blakewell Place, Cherrie Road, Constellation Avenue, Defender Crescent, Doidge Street, Ealing Crescent, First View Avenue, Fourth View Avenue, Hawke Crescent, Hutukawa Drive, Intrepid Crescent, Julia Way, Kaiawa Street, Karaka Road, Kibblewhite Avenue, Lydiard Place, Mahutonga Avenue, Marine Garden Crescent, Neill Boak Place, Ninth View Avenue, Pine Harbour Parade, Pohutukawa Road, Puriri Road, Second View Avenue, Shelly Bay Road, Sunkist Bay Road, Third View Avenue, Toomer Place, Tui Brae, Wakelin Road, and Weatherly Drive, Beachlands] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beachlands Road, Constellation Avenue, Courageous Place, Doidge Street, Eighth View Avenue, Flaxfield Lane, George Town Drive, Intrepid Crescent, Jack Lachlan Drive, Kahawairahi Drive, Kaiawa Street, Karo Road, Kibblewhite Avenue, Liberty Crescent, Mahutonga Avenue, Motukaraka Drive, Seventh View Avenue, and Thistle Close, Beachlands; Whitford-Maraetai Road, Whitford]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.237	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Maraetai. Refer to Appendix 2, Map 087 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Maraetai Coast Road, Clevedon; Albacore Way, Alexander Avenue, Arthur Wright Place, Campbell Road, Carlton Crescent, Colson Lane, Coney Lane, Craig Road, Crossland Place, Eckford Lane, Fantail Crescent, George Couldrey Lane, Herbert Pollard Drive, Jacobs Way, Maraetai Drive, Maraetai Heights Road, Maraetai School Road, Matara Avenue, Moana Terrace, Omana Beach Road, Omana Esplanade, Omana Heights Drive, Pinebrook Lane, Rewa Road, Sea View Terrace, Swordfish Place, Te Makuru Lane, Te Pene Road, Te Puru Drive, and The Brae, Maraetai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.238	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Oratia, Glen Eden, and Titirangi. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden and Titirangi. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Autumn Avenue, Brunner Road, Easter Parade, Glengarry Road, Kamara Road, Karapiti Place, Parrs Cross Road, Phillip Avenue, Pisces Road, Pyramid Place, Selak Place, Selwyn Avenue, Shetland Street, Solar Road, West Coast Road, Withers Road, and Woodbank Drive, Glen Eden; Atkinson Road, Daffodil Street, Greenwoods Close, Highland Avenue, Kawaka Street, Konini Road, Onedin Place, Wirihana Road, and Woodfern Crescent, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ambler Avenue, Anna Lane, Aquarius Avenue, Arataki Views Way, Captain Scott Road, Claridge Street, Eastglen Road, George Herring Place, Glen Close, Glendale Road, Glengarry Road, Great North Road, Inver Street, John F Kennedy Place, Kamara Road, Kaneke Place, Karina Place, Lasque Place, Levy Road, Mataki Way, Nandana Drive, Oates Road, Osman Street, Palm Court Drive, Pleasant Road, Roick Parade, Roland Hill, Rosier Road, Routley Drive, Sarona Avenue, Savoy Road, Scotstoun Place, Sunnylaw Place, Sunvue Road, Surat Place, Surman Place, Terra Nova Street, Waikaukau Road, West Coast Road, Withers Road, Woodglen Road, and Woodvale Road, Glen Eden; Cezanne Place, and Titirangi Road, New Lynn; Atkinson Road, Fairmount Road, Kaurilands Road, and Meadowvale Rise Titirangi]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.239	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Rosier Road, Glendale Road, West Coast Road, and Withers Road Glen Eden; Cartwright Road, and Sabulite Road Kelston] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.240	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.241	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: West Coast Road, Glen Eden]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.242	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in North Titirangi, Kelston, Avondale, New Lynn, and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Blockhouse Bay, and Green Bay. Refer to Appendix 2, Map 090 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Godley Road, and Portage Road, Green Bay; Happeace Lane, South Lynn Road, and Titirangi Road, Titirangi.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amsterdam Place, Arran Street, Blockhouse Bay Road, Brabham Place, Miranda Street, Otira Street, Ruahine Street, St Georges Road, Umbriel Lane, and Wolverton Street, Avondale; Addison Street, Armagh Road, Bellamy Place, Blockhouse Bay Road, Bolton Street, Busby Street, Castlewood Grove, Chaucer Place, Congreve Place, Connaught Street, Covic Avenue, Endeavour Street, Falkirk Street, Gilfillan Street, Heaphy Street, Kay Drive, Keats Place, Kendrick Place, Kinross Street, Lucknow Place, Marlowe Road, Matata Street, Meredith Street, Pitfire Place, Portage Road, Puketea Street, Swinburne Street, Tania Place, Taylor Street, Temuka Garden, Terracotta Drive, Ulster Road, and Wade Street, Blockhouse Bay; Godley Road, Hava Place, La Rosa Street, Lantana Road, Tauhara Street, Taupo Street, and Thuja Street, Green Bay; Archibald Road, Kelman Road, Netherlands Avenue, and Standage Lane, Kelston; Akehurst Avenue, Arahoe Road, Armstrong Place, Astley Avenue, Beverly Place, Bickleigh Grove, Blease Street, Boler Place, Bolton Street, Copplestone Place, Cutler Street, Davern Lane, Gardner Avenue, Golf Road, Hinau Street, Hutchinson Avenue, Lynwood Road, Miro Street, Pamela Place, Parker Avenue, Portage Road, Reiman Street, Rewa Street, Rickards Place, Rimu Street, Ryehill Close, Seabrook Avenue, Tane Street, Titirangi Road, Trojan Crescent, Willerton Avenue, and Woolley Avenue, New Lynn]	Urban Environment	Larger rezoning proposal

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					2, Map 090 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, West Coast Road, and Westward Ho Glen Eden; Cartwright Road Kelston; Tomo Street New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn]		
FS77	Keith Maddison	Oppose	873.243	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta Drive, Ulster Road, Portage Road, Kumanu Lane, Congreve Place, Ochre Place, Chaucer Place, Matata Street, and Bolton Street Blockhouse Bay; Tahi Terrace Glen Eden, Titirangi Road, Fruitvale Road, Seabrook Avenue, Miro Street, Pine Street, Taroa Lane, Astley Avenue, Rimu Street, Reid Road, Binsted Road, Great North Road, Arawa Street, Islington Avenue, Ambrico Place, Trojan Crescent, Koromiko Street, Northall Road, Portage Road, Wattle Street, Gardner Avenue, Links Road, Durrant Place, Hinau Street, Nikau Street, Rata Street, Margan Avenue, Melview Place, Tane Street, Mayville Avenue, Caspian Close, Tiki Street, Karaka Street, Kohekohe Street, Maui Street, Hutchinson Avenue, Hill Crescent, Copplestone Place, Stolford Crescent, Dolan Place, Lynwood Road,	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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					Blockhouse Bay, Green Bay, and New Lynn. Refer to Appendix 2 Map 090 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Arran Street, and Great North Road Avondale; Addison Street, Heaphy Street, Lucknow Place, Kay Drive, Keats Place, Chaucer Place, Puketea Street, Bolton Street, Taylor Street, and Tania Place Blockhouse Bay; Taupo Street Green Bay; Armstrong Place, Springside Place, Seabrook Avenue, Arahoe Road, Sheridan Drive, Trojan Crescent, Parker Avenue, Hutchinson Avenue, Astley Avenue, Gilliam Street, Mason Street, Pamela Place, Boler Place, Pimento Place, Golf Road, Ryehill Close, Titirangi Road, Blease Street, Reiman Street, Willerton Avenue, Cutler Street, Beverly Place, Portage Road, Davern Lane, Gardner Avenue, Grandison Crescent, Woolley Avenue, Titchener Street, and Hinau Street New Lynn; Old Titirangi Road, Titirangi Road, Fairmount Road, South Lynn Road, Happeace Lane, Poturi Streams Avenue, and The Grove Titirangi] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street,		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.244	Kāinga Ora	Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Housing and Apartment Buildings Zone in parts of New Lynn, Avondale, New Windsor, Blockhouse Bay, Lynfield, and Mount Roskill. Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hillview Avenue, Avondale; Lewis Street, and Lynbrooke Avenue, Blockhouse Bay; Ball Place, Barkes Place, Gilletta Road, Graham Bell Avenue, John Davis Road, Nirvana Way, Parfitt Street, Paua Place, Richardson Road, Sally Crescent, Subritzky Avenue, Vivaldi Place, and Wayne Place, Mount Roskill; Bannister Place, Hillview Avenue, Humber Place, Laburnum Road, Marconi Place, Mersey Place, Peter Mulgrew Street, and Rosamund Avenue, New Windsor.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Blockhouse Bay Road, Brabham Place, Miranda Street, Pitcairn Place, Ruahine Street, Tiverton Road, and Wolverton Street, Avondale; Blockhouse Bay Road, Boundary Road, Crudge Street, Donovan Street, Eleanor Place, Endeavour Street, Exminster Street, Francis Curtis Avenue, Gill Crescent, Lewis Street, Lynbrooke Avenue, McFadzean Drive, Rathlin Street, Shipton Place, Wade Street, Whitney Street, and Windermere Crescent, Blockhouse Bay; Andes Place, Canberra Avenue, Caronia Crescent, Commodore Drive, Hillsborough Road, Oriana Avenue, Rangitane Place, Rangitiki Crescent, and The Avenue, Lynfield; Allison Street, Amazon Parade, Anita Avenue, Balfron Avenue, Battersby Avenue, Boyce Avenue, Burnett Avenue, Coleman Avenue, Cormack Street, Culdaff Place, Cullen Avenue, Denbigh Avenue, Denny Avenue, Dominion Road, Dominion Road Extension, Ellis Avenue, Ernie Pinches Street, Fairway Drive, Freeland Avenue, Freer Street, Gaynor Street, Gifford Avenue, Gilletta Road, Glenarm Avenue, Glynn Street, Graham Bell Avenue, Griffen Park Road, Haycock Avenue, Hillsborough Road, Howell Crescent, Ira Street, Jana Place, John Davis Road, Kotero Road, Kallu Crescent, Katavich Place, Kimber Hall Avenue, Kingshaven Close, Kinloch Avenue, Kopakopa Lane, Linden Street, Lynfield Place, Malcolm Street, Marion Avenue, Marshall Laing Avenue, May Road, Mayn Avenue, McAlister Place, McGowan Street, Mount Roskill Road, Nash Road, Nirvana Way, Ongaonga Lane, Oxley Avenue, Parfitt Street, Pascoe Street, Penney Avenue, Playfair Road, Radnor Road, Richardson Road, Robson Street, Sally Crescent, Sanft Avenue, Shenandoah Avenue, Stanton Terrace, Subritzky Avenue, Tory Street, Tropicana Drive, Vercoe Street, Vivaldi Place, Webster Avenue, Welsh Street, White Swan Road, William Blofield Avenue, Zambezi Lane, Zamora Lane, and Zeralto Lane, Mount Roskill; Bannister Place, Batkin Road, Brothers Street, Cordelia Place, Dickey Street, Humber Place, Khandallah Place, Laburnum Road, Maioro Street, Marconi Place, Mersey Place, Netherton Street, Peter Mulgrew Street, Rosamund Avenue, Roseville Street, Valonia Street, Westminster Street, and Whittle Place, New Windsor; Budgen Street, and Stranolar Drive, Waikowhai]		
FS77	Keith Maddison	Oppose	873.245	Kāinga Ora		Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.246	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Blockhouse Bay, New Windsor, Mount Roskill and Lynfield . Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Boundary Road Blockhouse Bay; Orcades Place, Commodore Drive, and Hillsborough Road Lynfield; Sandringham Road Extension, Stoddard Road, Richardson Road, Dominion Road Extension, Hillsborough Road, Dominion Road, White Swan Road, Ellis Avenue, Glenarm Avenue, and May Road, Mount Roskill] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.247	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of New Lynn, New Windsor, Blockhouse Bay, and Mount Roskill. Refer to Appendix 2 Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Shoreham Street, Holbrook Street, Tiverton Road, Brabham Place, Pinewood Street, Blockhouse Bay Road, Pitcairn Place, and Miranda Street Avondale; Margate Road, Blockhouse Bay Road, Matata Street, Waianiwa Place, Kendrick Place, Puketea Street, MacLaurin Street, Cleland Crescent, Bolton Street, Tania Place, Taylor Street, Geneva Place, and Terry Street Blockhouse Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.248	Kāinga Ora	Apartment Buildings Zone in Three Kings and Royal Oak. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Three Kings, Mount Roskill, Hillsborough, Waikowhai, Epsom, Royal Oak, and Onehunga. Refer to Appendix 2, Map 092 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Buckley Road, and Liverpool Street, Epsom; Anahere Lane, Aramutu Road, Arundel Street, Bel Air Drive, Belfast Street, Budock Road, Farnol Street, Fickling Avenue, Frederick Street, Goodall Street, Gregory Place, Hendry Avenue, Herd Road, Hillsborough Road, Impala Place, Karakia Lane, Kathryn Avenue, Littlejohn Street, Locke Avenue, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Prakash Lane, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Southdown Rail Land, Staveley Avenue, Stephen Lysnar Place, and Sylvester Avenue, Hillsborough; Camellia Place, Hillsborough Road, Melrose Road, Melrose Road East, Rainford Street, Southdown Rail Land, Stamford Park Road, and Vic Butler Street, Mount Roskill; Hilstan Place, Queenstown Road, and Seacliffe Road, Onehunga; Bingley Avenue, and Quentin Avenue, Royal Oak.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buckley Road, Fairholme Avenue, Gladwin Road, Greenfield Road, Lauchlan Avenue, Lewin Road, Liverpool Street, Manukau Road, Pah Road, Selwyn Road, and Tuperiri Road, Epsom; Albrecht Avenue, Aldersgate Road, Alex Boyd Link, Bel Air Drive, Belfast Street, Budock Road, Carlton Street, Eaton Road, Frederick Street, Goad Crescent, Goodall Street, Haughey Avenue, Hendry Avenue, Herd Road, Hillsborough Road, Hira Way, Impala Place, Kathryn Avenue, Kelsey Crescent, Lilac Grove, Lindsay Place, Littlejohn Street, Locke Avenue, Mah Lane, Marie Avenue, McIlroy Avenue, Millard Street, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Staveley Avenue, Stephen Lysnar Place, Sunnyridge Place, Tynor Place, and Viking Avenue, Hillsborough; Baxter Street, Bremner Avenue, Britton Avenue, Camellia Place, Carr Road, Clinker Street, Coleman Avenue, Currie Avenue, Denbigh Avenue, Dominion Road, Florence Daly Place, Fred Woodward Place, Frost Road, Gerrard Street, Gifford Avenue, Glass Road, Halleys Place, Hillsborough Road, James Preston Avenue, May Road, McKinnon Street, Melrose Road East, Memorial Avenue, Milliken Avenue, Molley Green Place, Morrie Laing Avenue, Mount Albert Road, Mount Roskill Road, Nash Road, Radnor Road, Revel Avenue, Richardson Road, Skipper Avenue, Somerset Road, Whitmore Road, and Winstone Road, Mount Roskill; Arthur Street, Aumoana Lane, Bamfield Place, Beachcroft Avenue, Boyd Avenue, Forbes Street, Hilstan Place, Jackson Street, Manukau Road, Normans Hill Road, Pleasant Street, Queenstown Road, Rendcomb Place, Seacliffe Road, Southdown Rail Land, Symonds Street, Trafalgar Street, and Viewland Avenue, Onehunga; Beckenham Avenue, Benville Place, Epworth Avenue, Erson Avenue, Fernleigh Avenue, Goldstine Place, Goodland Street, Gorrie Avenue, Hollywood Avenue, Korma	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.249	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Three Kings, Mount Roskill, Hillsborough and Royal Oak. Refer to Appendix 2, Map 092. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Buckley Road, Epsom; Oakdale Road, Queenstown Road, Hillsborough Road, Belfast Street, and Frederick Street Hillsborough; Richardson Road, McKinnon Street, Dominion Road, Cambrai Avenue, and Mount Albert Road, Mount Roskill; Mount Albert Road, and Manukau Road Royal Oak; Mount Albert Road, and Louvain Avenue Three Kings]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.250	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Royal Oak, One Tree Hill, Onehunga,Oranga, Te Papapa, Greenlane, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, One Tree Hill, Onehunga, Oranga, Te Papapa, Greenlane, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paihia Road, Onehunga] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aliford Avenue, Ewenson Avenue, Rockfield Road, Titahi Street, and Wahanui Road, Ellerslie; Konini Road Greenlane; Campbell Road, One Tree Hill; Alfred Street, Amaru Road, Arapuni Avenue, Arthur Street, Athens Road, Blakey Street, Bond Place, Bow Place, Cameron Street, Cardwell Street, Catherine Street, Church Street, Colonel Nixon Street, Cowell Place, Edmonton Avenue, Galway Street, Gambia Place, Gosport Place, Grey Street, Harbour View Terrace, Hardington Street, Hill Street, Hornes Lane, Huapai Street, Hull Place, Jordan Avenue, Jubilee Avenue, Manukau Road, Maria Street, Mariri Road, Maroa Road, Matiere Road, Melville Place, Moana Avenue, Mount Smart Road, Mountjoy Place, Namata Road, Nissan Place, Normans Hill Road, Onehunga Mall, Oranga Avenue, Paihia Road, Park Gardens, Princes Street, Puka Street, Quadrant Road, Roosevelt Avenue, Santos Place, Selwyn Street, Smith Crescent, Southdown Rail Land, Spring Street, State Avenue, Taiere Terrace, Tawa Road, Torokina Place, Trafalgar Street, Treasury Place, Tuata Street, Victoria Street, Waitangi Road, Wallath Road, Waller Street, and Yates Street, Onehunga; Greenpark Road, Rockfield Road, Station Road, and Walls Road Penrose; Haydn Avenue, and Raurenga Avenue, Royal Oak; Captain Springs Road, Curzon Street, Felix Street, Grotto Street, Heretaunga Avenue, and Mays Road, Te Papapa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.251	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Royal Oak, Oranga, Te Papapa, Ellerslie, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Great South Road, Cawley Street, Stanway Place, Kalmia Street, Sultan Street, and Park Avenue Ellerslie; Mount Smart Road, Waitangi Road, and Manukau Road, Onehunga; Great South Road, Penrose; Manukau Road, Royal Oak; Mays Road, and Captain Springs Road, Te Papapa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.252	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, Onehunga, and Te Papapa. Refer to Appendix 2 Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.253	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Mount Wellington and Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ellerslie, Mount Wellington, and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gavin Street, and Wilkinson Road, Ellerslie; Allen Road, Aranui Road, Bailey Road, Barrack Road, Bass Road, Bertrand Road, Boakes Road, Commissariat Road, Cotswold Lane, Everton Place, Fitzgerald Road, Gunson Road, Italia Grove, Jarman Road, Lavas Place, Malone Road, Melton Road, Mount Wellington Highway, Mountain View Mews, Panama Road, Panorama Road, Penrose Road, Portman Road, Price Crescent, Railway Land, Rielly Place, Ruawai Road, Rydal Drive, Simmonds Lane, Skinner Road, Sofs Lane, Sophia Close, Spooner Lane, Whitford Avenue, Wilkie Place, Yee Place, and Young Road, Mount Wellington; Convamore Lane, Ireland Road, Peterson Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.254	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Ellerslie, Panmure and Mount Wellington. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Cawley Street Ellerslie] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.255	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in Mount Wellington and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Alcock Street, Wilkie Place, Bertrand Road, Panama Road, Boakes Road, Higgs Road, Bass Road, Almond Place, Waipuna Road, Barrack Road, Allen Road, Sophia Close, McCracken Road, Harwood Road, and Rielly Place Mount Wellington; Marine Lane, Waipuna Road East, and Convamore Lane Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.256	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington, Panmure, Pakuranga, Pakuranga Heights and Sunnyhills. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waipuna Road, Mount Wellington; Anthony Place, Aurea Avenue, Browns Avenue, Challinor Street, Dale Crescent, Dayspring Way, Dowling Place, Edgewater Drive, Fremantle Place, Jan Place, Kentigern Close, Kerswill Place, Latham Avenue, Mangos Place, Manor Park, Mattson Road, Millen Avenue, Osprey Street, Pakuranga Road, Pandora Place, Paradise Place, Paul Place, Pelorus Place, Purakau Lane, Raewyn Place, Riverina Avenue, Riverlea Avenue, Roseburn Place, Seven Oaks Drive, Snell Place, South Eastern Highway, Susanne Place, Swan Crescent, Tamaki Bay Drive, Ti Rakau Drive, Tiaka Place, Tiraumea Drive, Undine Street, Wheatley Avenue, Whiti Lane, and Williams Avenue, Pakuranga; Acmena Lane, Alton Terrace, Beechdale Crescent, Blyton Lane, Boys Place, Cardiff Road, Carmel Avenue, Carole Crescent, Chatsworth Crescent, Chevis Place, Downsview Road, Elizabeth Street, Ellesmere Crescent, Ennis Avenue, Fleur Avenue, Gerwyn Place, Glenside Avenue, Gossamer Drive, Goyal Lane, Grammar School Road, Grassways Avenue, Greenhill Crescent, Grove Lane, Heron Place, Jade Avenue, Johns Lane, La Trobe Street, Larne Avenue, Leewood Place, Manapouri Place, Marriott Road, Miramar Place, Nevada Avenue, Okareka Place, Okataina Street, Opal Avenue, Parkview Place, Paulange Place, Pikareka Lane, Pooley Street, Portadown Avenue, Reeves Road, Riverhills Avenue, Rosina Place, Rotoiti Avenue, Te Anau Place, Udys Road, Ussher Place, Waikaremoana Place, Wanaka Place, and Ware Place, Pakuranga Heights; Allenby Road, Armein Road, Bridge Street, Church Crescent, Cove Lane, Dunkirk Road, Finn Place, Kings Road, Queens Road, Riverview Road, Sunset View Road, Thompson Road, Waipuna Road, Waipuna Road East, and Watene Road, Panmure; Blue Gum Rise, Everingham Place, Glenmore Road, Luton Avenue, Meadway, Olena Avenue, Rosca Lane, Trust Place, Wilbur Place, and Willow Way, Sunnyhills]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.257	Kāinga Ora	Insert Height Variation Controls of 22m and 29m, for various business zones in Panmure, Pakuranga and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Reeves Road, Johns Lane, Udys Road, Cardiff Road, Manapouri Place, Ussher Place, and Gossamer Drive,Pakuranga Heights, and Pakuranga Road, Pakuranga] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.258	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in Mount Wellington, Panmure and Pakuranga, and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Carbine Road, and Jolson Road, Mount Wellington; Marine Lane, Waipuna Road East, Cove Lane, Convamore Lane, and Finn Place, Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.259	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Burswood, Pakuranga Heights, Highland Park, Botany Downs, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cambric Place, Channing Crescent, Citation Way, Diosma Place, Gillett Place, Gosford Drive, Kells Place, Kurnell Drive, Lexington Drive, Mirrabooka Avenue, Orinda Close, Photinia Place, Spears Place, St Simon Place, and Voltaire Court, Botany Downs; Atworth Way, Brompton Place, Burswood Drive, Corfield Way, Davington Way, Dulwich Place, Elderberry Road, Fernbrook Close, Foxley Place, Heathridge Place, Ifield Court, Kalgan Place, Kenwick Place, Lutana Place, Midvale Place, Nedlands Place, Robina Court, Sheldon Place, Shenton Place, Tullis Place, and Waylen Place, East Tamaki; Aberfeldy Avenue, Anure Place, Aviemore Drive, Benygloe Place, Bradbury Road, Cairngorm Place, Dalwhinnie Parade, De Quincey Terrace, Eske Place, Gwenand Place, Highland Park Drive, Kincraig Place, Kingussie Place, Lewisham Street, McCahill Views, Pitlochry Place, Veagh Place Highland Park, Bard Place, Bob Charles Drive, Botany Road, Chapel Road, Corta Bella Place, Edgar Pearce Place, Elliot Street, Frank Nobilo Drive, Golfland Drive, Kilkenny Drive, Mirabell Place, Pebble Beach Place, Pegler Drive, San Luis Place, Seneca Court, Simon Owen Place, Trovare Place, Union Road, Vincent Street, Wellington Street, West Fairway, and Westerham Drive, Howick; Amberwood Drive, Annalong Road, Artesia Close, Aviara Court, Bampton Rise, Bantry Court, Belgate Place, Ben Nevis Place, Braystones Place, Camerton Close, Campian Place, Carriage Close, Cherrywood Crescent, Daria Place, Eastridge Court, Edendale Road, Eiger Place, Fieldstone Court, Kilimanjaro Drive, Kingsgate Place, Matterhorn Crescent, Mellick Place, Millhouse Drive, Mt Blanc Place, Northpark Avenue, Orangewood Drive, Pajaro Place, Ravensdale Rise, Santa Ana Drive, Stellamaris Way, Summermist Drive, Tarnica Road, Tralee Terrace, Valnera Close, Whitford Road, Windsong Court, and Winton Court, Northpark; Pakuranga Road, Pakuranga; Archmillen Avenue, Beldon Place, Cascades Road, De Thiery Place, Ennis Avenue, Gossamer Drive, Harford Place, La Trobe Street, Marvon Downs Avenue, Megan Avenue, Ruhanui Lane, Tupaki Place, Walworth Avenue, and Wyman Place, Pakuranga Heights; Hemsway Place, Meadway, and Stanniland Street, Sunnyhills]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.260	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43m in various business zones in Pakuranga Heights, Highland Park, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Pigeon Mountain Road, Half Moon Bay; Aviemore Drive, and Fortunes Road, Highland Park; Botany Road, and Ridge Road,Howick; Pakuranga Road, Pakuranga; Reeves Road, and Ussher Place, Pakuranga Heights; Whiteacres Drive, Sunnyhills] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.261	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in Golflands and North Park. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Solana Court, and Headcorn Place, Botany Downs; Chapel Road, John Lister Close, Mirabell Place, West Fairway, The Green, Botany Road, Huaota Place, Cabaret Way, San Luis Place, Putter Place, Frank Nobilo Drive, Golfland Drive, Corta Bella Place, Jan Higgins Place, Cascades Road, and Trovare Place, Howick; Amberwood Drive, Ben Nevis Place, Anaheim Boulevard, Crescent Hills Court, Matterhorn Crescent, Artesia Close, Travers Place, Stellamaris Way, Orohena Close, San Jose Rise, Kilimanjaro Drive, Vesca Place, Santa Cruz Drive, Pajaro Place, Belsera Court, Santa Ana Drive, Delray Place, Orangewood Drive, Napa Court, Shannon Place, Oakridge Way, Amadeus Place, Campian Place, Cherrywood Crescent, Eiger Place, Astoria Place, Millhouse Drive, Cantora Avenue, Aviara Court, The Mews, and Mt Blanc Place, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.262	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Howick, Shelly Park and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick, Somerville, North Park and Cockle Bay. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Advene Road, Cockle Bay Road, Judkins Crescent, Pah Road, Sea View Terrace, and Shelly Beach Parade, Cockle Bay; Somerville Road, Howick;Chisbury Terrace, Estuary Views, John Gill Road, Lastel Place, Pohutukawa Avenue, Sandspit Road, Sunnyview Avenue, and Vale Road,Shelly Park] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bert Wilson Place Cockle Bay, Auden Close, Baird Street, Bronte Place, Cook Street, Covina Place, Drake Street, Four Trees, Gibraltar Street, Jane Eyre Drive, Kayeleen Place, Kerry Dell, Meadowland Drive, Minerva Terrace, Moore Street, Paparoa Road, Sale Street, Tanglewood Place Howick, Ayrshire Place, Clydesdale Avenue, Corriedale Place, Edendale Road, Highgate Place, Kentville Place, Larkin Place, Leicester Parade, Merino Avenue, Nathan Close, Nicholas Road, Perendale Close, Pintner Place, Renway Rise, Sandalwood Place, Simmental Crescent, Whitford Road Northpark.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.263	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of Shamrock Park and North Park. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Chapel Road, Howick; San Jose Rise, Santa Cruz Drive, Delray Place, The Mews, and Santa Ana Drive, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.264	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Konini and Titirangi. Refer to Appendix 2, Map 099 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atkinson Road, Daffodil Street, Longfellow Parade, Wirihana Road, and Woodfern Crescent, Titirangi]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.265	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Green Bay and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mitchell Street, and Taunton Terrace, Blockhouse Bay; Harrybrook Road, Portage Road Green Bay, Staincross Street, and Takahe Road, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Avonleigh Road, Barron Drive, Bishop Street, Cajero Place, Cliff View Drive, Godley Road, La Rosa Street, Lex Avenue, and Vardon Road, Green Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.266	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Zone in Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Godley Road, Green Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.267	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Blockhouse Bay, Lynfield and Waikowhai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Blockhouse Bay, Lynfield and Waikowhai. Refer to Appendix 2, Map 101 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Blockhouse Bay Road, Blockhouse Bay; Cape Horn Road, Waikowhai; Fairsea Place, Mount Roskill; Godwit Place, Lynfield] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Canberra Avenue, Caronia Crescent, Oriana Avenue, Rangitata Place, and The Avenue, Lynfield; Halsey Drive, James Tyler Crescent, and Stanton Terrace, Mount Roskill]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.268	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Waikowhai, Hillsborough and Mangere Bridge. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hillsborough. Refer to Appendix 2, Map 102 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aldersgate Road, Hillsborough; Ambury Road,Mangere Bridge; Ben James Drive, Hillsborough Road, Rajan Place, and Saran Place, Mount Roskill] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Hillsborough Road, and Aldersgate Road, Hillsborough; Hillsborough Road, and Rebecca Rise, Mount Roskill]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.269	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere Bridge and Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere Bridge and Favona. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Asics Drive, Dewhurst Place, Favona Road, Forbes Road, Lolim Place, Mary Place, Norana Avenue, Opawa Crescent, Peachwood Place, and Tomes Lane, Favona; Donnell Avenue, Katatai Street, Kingfisher Place, Shayla Place, Walmsley Road, and Waterview Road, Mangere; Church Road, Conifer Lane, Crawford Avenue, Kamaka Road, Kapuka Road, Kiwi Esplanade, Koru Street, Mahunga Drive, McIntyre Road, Mona Avenue, Mountain Road, Ngaio Avenue, Putini Road, Ridgemount Rise, Scott Avenue, Shortt Avenue, Tainui Terrace, Taylor Road, Wallace Road, and Whakahui Lane, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Asics Drive, Cardrona Place, Dewhurst Place, Favona Road, Harania Avenue, and Wakefield Road, Favona; Ceasar Place, Clare Place, Katatai Street, Miller Road, Robertson Road, Roy Douglas Place, Shayla Place, Te Motu Way, Tilberg Street, and Walmsley Road, Mangere; Church Road, Coronation Road, Crawford Avenue, Domain Lane, Domain Road, Dunstall Place, Hastie Avenue, Hocken Place, Kaihua Terrace, Kamaka Road, Kiwi Esplanade, Kohanga Road, Koru Street, Market Cove Road, McIntyre Road, Mikoikoi Crescent, Miller Road, Miro Road, Mountain Road, Patiti Parade, Rimu Road, Scott Avenue, Tanners Road, Taylor Road, Waterfront Road, and Woodward Avenue; Mangere Bridge]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.270	Kāinga Ora	Insert Height Variation controls of 22m and 29m for the Business - Mixed Use Zone in Onehunga. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga; Crawford Avenue, Coronation Road, Miro Road, Hastie Avenue, and McIntyre Road, Mangere Bridge] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga Mall, Selwyn Street, Neilson Street, and O'Rorke Street; Onehunga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.271	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Favona, Mount Wellington and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abiru Crescent, Favona Road, Lolim Place, Norana Avenue, Parkstone Place, and Peachwood Place, Favona; Archboyd Avenue, Mangere East] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Meadow Street, Mount Wellington Highway, New Brighton Road, Parry Road, Portage Road, and Walters Road, Mount Wellington; Albert Street, Alexander Street, Avalon Court, Avenue Road, Awa Street, Chelsea Avenue, Church Street, Fairburn Road, Fort Richard Road, Golf Avenue, Haumako Place, High Street, Hutton Street, Jack Browne Place, Jellicoe Street, Kuranui Place, Lippiatt Road, Luke Street, Mangere Road, Middlemore Road, Monterey Avenue, Nelson Street, Ngaio Street, Nikau Road, Nixon Avenue, Papaku Road, Park Avenue, Petrie Place, Princes Street, Pukeora Road, Rodney Street, Ronaki Road, Sturges Avenue, Tahatai Street, Tamaki Avenue, Todd Place, Trenwith Street, Waikare Road, Walmsley Road, and Water Street, Otahuhu]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.272	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mount Wellington Highway, and Hillside Road, Mount Wellington; Princes Street, Queen Street, Luke Street, Atkinson Avenue, Station Road, Moa Street, Great South Road, Nikau Road, Huia Road, Albion Road, Marjorie Jayne Crescent, Arataki Lane, Mangere Road, Fort Richard Road, Avenue Road, High Street, Fairburn Road, Ngaio Street, and Nelson Street, Otahuhu] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.273	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in Mount Wellington. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Sophia Close, and McLennan Road, Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.274	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Otahuhu, Mount Wellington, Pakuranga and Otara. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Frank Grey Place, Otahuhu] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Springs Road, East Tamaki; Trenwith Street, and Water Street, Otahuhu; Angus Street, Antrim Crescent, Johnstones Road, Matamata Place, Nairn Place, Oroua Place, Pearl Baker Drive, Perth Street, Springs Road, Tyrone Street, and Valder Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.275	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in part of Otahuhu. Refer to Appendix 2, Map 105. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Otahuhu]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.276	Kāinga Ora	Insert a Height Variation Control of 18m for part of a non-specified residential zone in Mount Wellington. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Jolson Road, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.277	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in East Tamaki Heights. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of East Tamaki, Greenmount, Huntington Park, Burswood, Golflands, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: East Tamaki Road, East Tamaki; Point View Drive, East Tamaki Heights; Gracechurch Drive, Flat Bush] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Annamoe Place, Anrath Close, Ardkeen Place, Armoy Drive, Attymon Lane, Ballybay Road, Balrath Road, Banville Road, Belcoo Crescent, Brosna Place, Caltra Place, Campile Close, Carousel Crescent, Clavoy Place, Craigavon Drive, Derg Place, Dunloy Place, Erne Crescent, Feeny Crescent, Franshell Crescent, Gilford Place, Glanmire Place, Glastry Close, Gortin Close, Gransna Lane, Guys Road, Hampervale Place, Kalberry Place, Kaseng Place, Kellaway Drive, Kelvin Hart Drive, Kilbaha Close, Kippure Close, Lilybank Crescent, Middlefield Drive, Monash Place, Mordane Place, Premwood Road, Redcastle Drive, Rialto Court, Sayes Close, Shankill Place, Sheddings Lane, Shrule Place, Skip Lane, Smales Road, Snave Place, Srah Place, Thornbury Crescent, Walter Haddrell Crescent, Wando Lane, Wayne Francis Drive, William Woods Court, Willowbank Close, and Zara Court, East Tamaki; Heyington Way, and Point View Drive, East Tamaki Heights; Baltersan Drive, Banshire Close, Barcaldine Road, Borthwick Close, Chapel Road, Cyril French Drive, Dalcross Drive, Duntrune Road, Earlshall Drive, Edzell Close, and Gracechurch Drive, Flat Bush; Armstrong Farm Drive, Bejoy Rise, Brailsford Court, Brooke Ridge Rise, Burnaston Court, Canonbie Place, Chapel Road, Claremont Way, Conacher Close, Dairyland Drive, Delmont Close, Dromora Close, Drumquin Rise, Dunvegan Rise, Eaglemont Drive, Fairbairn Place, Fairfield Lane, Faldo Drive, Gilnockie Close, Golfland Drive, Hinckley Court, Isaac Place, John Brooke Crescent, Keenagh Rise, Kilkenny Drive, Kilsyth Way, Lansell Drive, Limerick Place, Mangerton Lane, Moyrus Crescent, Navan Place, Nephin Place, Newbliss Crescent, Owenbeg Rise, Penwood Close, Pikao Place, Point View Link, Skye Road, Westerham Drive Howick, Anaheim Boulevard, Annalong Road, Etwall Court, Maldon Court, and Santa Ana Drive, Northpark]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.278	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in East Tamaki Heights, Huntington Park, Golflands and Shamrock Park. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Chapel Road, Flat Bush] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive, Kellaway Drive, Amera Place, Millington Place, Oneroa Road, Beragh Place, Brittas Place, Kanturk Close, Marlon Lane, St Leger Close, Aclare Place, Wayne Francis Drive, Lushington Place, Kippure Close, Boderg Way, Leixlep Lane, Srah Place, Caltra Place, Cottesmore Place, Sayes Close, Lilybank Crescent, Brinlack Drive, Quartley Place, Halstead Place, Borris Close, Lurgan Drive, Franco Lane, Campile Close, Franshell Crescent, Smales Road, Saidia Place, Aaronville Way, Kaseng Place, and Te Koha Road, East Tamaki; Chapel Road, Flat Bush; Spalding Rise, Montecito Place, Fintona Place, Bob Charles Drive, Moycullien Lane, Ballycullanie Place, Inagh Close, Kilkenny Drive, Limerick Place, Glencullen Place, Glanworth Place, Golfland Drive, Westerham Drive, Ridgefield Lane, Nad Place, Chapel Road, Hinckley Court, Pikao Place, Mulroy Place, Simon Owen Place, Tiger Drive, Maghera Drive, Balbriggan Rise, Keppoch Court, Mohill Place, Bunker Rise, Emyvalie Place, Dannemora Drive, Bard Place, Keenagh Rise, Mullagh Place, Gilnockie Close, Newinn Crescent, Hagen Close, Puma Drive, Nagle Place, Brailsford Court, Ko Lane, Newbliss Crescent, Magee Place, Nier Place, Moyrus Crescent, Claremont Way, Ardagh Place, Tolben Place, Monivea Place, Millisle Place, Botany Road, Athenry Place, Faldo Drive, Carniew Place, Eaglemont Drive, MacNean Drive, Castlemaine Close, Annagary Rise, Newry Close, Mellefont Close, Isaac Place, Moy Place, John Brooke Crescent, Fairfield Lane, Naul Place, Nephin Place, Trovare Place, Magilligan Close, Belsomet Place, Els Close, Howden Lane, Corta Bella Place Howick, Ravensdale Rise, Uldale Place, Keswick Close, Tarnica Road, Aspatria Place, Bowscale Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Arrathorne Place, Ambleside Drive, Bampton Rise, Kilimanjaro Drive, Fencotie Place, Tralee Terrace, Thirlmere Rise, Embleton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place Northpark; Ti Rakau Drive, Pakuranga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					North Park, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Willowbank Close, William Woods Court, Dunloy Place, Corrofin Drive, Walter Haddrell Crescent, Lilybank Crescent, Gilford Place, Redcastle Drive, Wando Lane, Sheddings Lane, Lamberg Close, Bernish Place, Ballyward Close, Glastry Close, Clavoy Place, Craigavon Drive, Banville Road, Adrigole Place, Verley Rise, Franshell Crescent, Shingleton Lane, East Tamaki Road, Belcoo Crescent, and Feeny Crescent, East Tamaki; Fermanagh Place, Point View Drive, Maureen Close, Sommet Place, Roxborough Place, Fortuna Place, Lavina Court, Alan John Place East Tamaki Heights, and Gracechurch Drive, Flat Bush; Eynsham Court, Penwood Close, Drumquin Rise, Michael Richard Place, Skye Road, Delmont Close, Lansell Drive, Burnaston Court, Hinckley Court, Westerham Drive, Fairbairn Place, Armstrong Farm Drive, Brooke Ridge Rise, Bejoy Rise, Owenbeg Rise, Kinmont Rise, Mangerton Lane, Point View Link, Navan Place Howick, Anaheim Boulevard, Santa Ana Drive, and Maldon Court, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Redcastle Drive, Feeny Crescent, Gransna Lane, Rialto Court, Middlefield Drive, Lilybank Crescent, Ardkeen Place, Kaseng Place, Carousel Crescent, Ballybay Road, Kelvin Hart Drive, Wayne Francis Drive, Quartley Place, Smales Road, Kilbaha Close, Shankill Place, Attymon Lane, Caltra Place, Anrath Close, Erne Crescent, Balrath Road, Wando Lane, Huntington Drive, Sayes Close, Srah Place, Guys Road, Sheddings Lane, Armoy Drive, Shrule Place, Brosna Place, Belcoo Crescent, Kellaway Drive, Dunloy Place, Corrofin Drive, Franshell Crescent, Clavoy Place, Campile Close, Gilford Place, St Leger Close, Snave Place, and Verley Rise, East Tamaki; Heyington Way and Point View Drive, East Tamaki Heights; Chapel Road, Flat Bush; Chapel Road, Kilkenny Drive, Armstrong Farm Drive, Conacher Close, Penwood Close, Pikao Place, Moyrus Crescent, Kilsyth Way, Owenbeg Rise, Inagh Close, Newbliss Crescent, Dunvegan Rise, Hinckley Court, Nephin Place, Dairyland Drive, Mullagh Place, Delmont Close, Balbriggan Rise, Dromora Close, Gilnockie Close, Burnaston Court, Navan Place, Drumquin Rise, Westerham Drive, Fairfield Lane, Fairbairn Place, Point View Link, Bejoy Rise, Skye Road, Limerick Place, Brailsford Court, John Brooke Crescent, Claremont Way, Brooke Ridge Rise, Ardagh Place, Lansell Drive, Annagary Rise, Isaac Place, Canonbie Place, Nad Place, Monivea Place, Ridgefield Lane, Keenagh Rise, Eaglemont Drive, and Mangerton Lane, Howick; Annalong Road, Mellick Place, Tralee Terrace, Kingsgate Place, Santa Ana Drive, Artesia Close, Maldon Court, Etwall Court, Napa Court, Anaheim Boulevard, and Bantry Court, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh		
FS77	Keith Maddison	Oppose	873.279	Kāinga Ora	Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive,	Height	Residential Height - Technical Elements (storeys to height)
FS77	Keith Maddison	Oppose	873.280	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of East Tamaki Heights and Dannemora. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Fermanagh Place, Maureen Close, Sommet Place, Point View Drive, and Lavina Court, East Tamaki Heights; Eynsham Court, Burnaston Court, Westerham Drive, Armstrong Farm Drive, Michael Richard Place, and Drumquin Rise Howick; Maldon Court, and Anaheim Boulevard, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.281	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Crosties Crescent, Heda Loop, Hirere Road, Lark Lane, Le Coz Road, Saleyard Road, Strachan Road, Whitford Park Road, Whitford-Maraetai Road, and Woodlanding Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.282	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 108 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Woodlanding Road, Strachan Road, Hirere Road, Heda Loop, Lark Lane, Saleyard Road, and Le Coz Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.283	Kāinga Ora	Apartment Buildings Zone in Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere, Mangere East and Favona. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Opawa Crescent, Favona; Ashmore Place, Austin Brave Place, Calthorp Close, Cullinan Avenue, Curlew Place, Cyclamen Road, Donnell Avenue, Fareti Place, Farnborough Crescent, Fatafehi Place, Hall Avenue, Jaylo Place, Kambalda Street, Kirkbride Road, Kohinoor Avenue, Koko Mews, Korimako Avenue, Lili Chen Way, Manston Road, Masters Place, McKenzie Road, Michelle Place, Miller Road, Naylors Drive, Outrigger Place, Plumley Crescent, Rehua Place, Stardon Place, Tapuwae Way, Tarata Crescent, Umu Place, Walmsley Road, and Westney Road, Mangere; Kapuka Road, Mountain Road, Peng Place, Toatoa Place, and Wallace Road, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Atiu Place, Borlase Lane, Burbridge Road, Cameo Court, Enuamanu Road, Gadsby Road, Harania Avenue, Langiola Drive, Regalwood Place, Royalpark Place, and Wakefield Road, Favona; Agar Place, Alderson Lane, Ansty Place, Ara Reti, Ari Lane, Ashgrove Road, Ashmore Place, Avro Place, Awhina Street, Bader Drive, Bede Place, Bingara Place, Calthorp Close, Cape Road, Caravelle Close, Ceasar Place, Cessna Crescent, Cessna Place, Chine Place, Chingford Close, Cinnamon Road, Comet Crescent, Convair Crescent, Cornwall Road, Corsair Crescent, Court Town Close, Curlew Place, Cyclamen Road, Deborah Place, Desford Place, Dole Place, Donnell Avenue, Duggan Avenue, Electra Place, Elmdon Street, Fairey Place, Fareti Place, Farnborough Crescent, Fatafehi Place, Forbury Place, Friesian Drive, Hall Avenue, Harriet Street, Harvard Place, Harwell Place, Heyford Close, Hinau Road, Humphreys Place, Idlewild Avenue, Ilford Crescent, Imrie Avenue, Jaylo Place, Jordan Road, Kambalda Street, Kanorau Place, Kaokao Lane, Kelburn Lane, Kemble Close, Kenton Lane, Killington Crescent, Kirkbride Road, Kitea Place, Kohinoor Avenue, Korimako Avenue, Lawford Place, Leeson Place, Lympne Lane, Manston Road, Mariner Street, Mascot Avenue, Massey Road, Masters Place, McKenzie Road, Mikasa Place, Miller Road, Molesworth Place, Morewood Lane, Naylors Drive, Nevis Place, Nicola Place, Norton Place, Norwalk Crescent, Novak Place, Orly Avenue, Orville Place, Otaimako Place, Paine Place, Pate Crescent, Peninsula Road, Pershore Place, Pito Place, Plumley Crescent, Prangley Avenue, Proctor Place, Pukaki Road, Purley Place, Retreat Drive, Reward Place, Richard Road, Robertson Road, Rock Daisy Crescent, Roy Douglas Place, Rush Place, Saybrook Place, Secoia Crescent, Shayla Place, Solent Street, Sperry Place, Stardon Place, Staverton Crescent, Tacon Place, Tagata Way, Tarata Crescent, Teo Lane, Thomas Road, Tidal Road, Tilberg Street, Tioro Lane, Tirau Place, Tranent Road, Tua Place, Tussock Avenue, Upwood Place, Valiant Street, Ventura Street, View Road, Vimy Place, Viscount Street, Walmsley Road, Watchfield Close, Wayne Drive, Welby Place, Westney Road, and Windrush Close,	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.284	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Zone in Mangere and Mangere East. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Idlewild Avenue, Kirkbride Road, McKenzie Road, and Imrie Avenue, Mangere, Wickman Way, Ashley Avenue, and Robertson Road, Mangere East]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.285	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Mangere East, Middlemore, and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bicknell Road Favona Archboyd Avenue, Blake Road, Celia Place, Haddon Street, Raglan Street, Skipton Street, Tennessee Avenue, Vine Street, and Wood Avenue, Mangere East; Baldwin Street, Beatty Street, Jane Cowie Avenue, and Jellicoe Street, Otahuhu; Lendenfeld Drive, and Malaspina Place, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Savill Drive, Favona; Cinnamon Road, Colin Street, Massey Road, Rock Daisy Crescent, Tidal Road, and Tussock Avenue, Mangere; Allen Street, Beryl Place, Bodmin Place, Buckland Road, Calvert Avenue, Carnac Place, Chadwick Crescent, Chaplin Street, Cheviot Street, Chisholm Place, Cleek Road, Courtenay Crescent, Daniel Avenue, Driver Road, Earlsworth Road, Eden Street, Ensor Place, Ewart Road, Ferguson Street, Ganges Avenue, Gardiner Grove, Geoffrey Place, George Street, Graeme Avenue, Gray Avenue, Hain Avenue, Hallberry Road, Hardie Street, Henwood Road, Hokianga Street, Jacqueline Place, James Street, John Street, Kairanga Street, Landon Avenue, Lavinia Crescent, Linnet Place, Lotus Lane, Malcolm Place, Massey Road, May Road, Mayflower Close, McBurney Place, Miami Street, Moffitt Place, Raglan Street, Robertson Road, Robyn Place, Rod Place, Rosella Road, Royton Avenue, Staines Avenue, Steven Street, Tennessee Avenue, Thompson Street, Tiari Place, Vine Street, Viola Avenue, Von Sturmer Street, Walter Street, Wedgwood Avenue, William Street, Winthrop Way, and Yates Road, Mangere East; Beatty Street, Chelsea Avenue, Cracroft Street, Great South Road, Jane Cowie Avenue, Jellicoe Street, Mangere Road, McDonald Place, Middlemore Road, Nelson Street, and Tamaki Avenue, Otahuhu; Ashlynne Avenue, Barrie Avenue, Buckland Road, Cambourne Road, Camden Place, Coates Road, Deepak Lane, Deering Place, Dewan Lane, Franklin Avenue, Glenmary Place, Gordon Road, Grange Road, Gray Avenue, Great South Road, Landon Avenue, Lansdown Avenue, Laureston Avenue, Lochinver Road, Malaspina Place, McCullough Avenue, McDonald Road, McLean Avenue, Middlemore Crescent, Milton Road, Nogat Avenue, Omana Road, Park Avenue, Peverill Crescent, Phoenix Place, Picton Street, Portage Road, Rangitoto Road, Rosebank Road, Ross Avenue, Shirley Road, Station Road, Swaffield Road, Trimmer Terrace, Troon Place, and Woolfield Road, Papatoetoe]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.286	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Savill Drive, Favona; Massey Road, Wickman Way, Rosella Road, Yates Road, Miami Street, Gray Avenue, and Graeme Avenue, Mangere East; Cracroft Street, Jellicoe Street, Great South Road, Mangere Road, Ngaio Street, and Nelson Street, Otahuhu; Swaffield Road, and Gray Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.287	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Building Zone in Papatoetoe. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.288	Kāinga Ora	Rezone the Coastal - Coastal Transition Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Middlemore. Refer to Appendix 2, Map 113 of the submission.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.289	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kimpton Road, and Stonex Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Crescent, Ashton Avenue, Bairds Road, Berrett Place, Blampied Road, Bolton Place, Bond Street, Capstick Road, Carey Place, Clarkson Crescent, Clayton Avenue, Clyde Road, Cobham Crescent, Cooper Crescent, Cosmo Place, Craig Place, Crown Crescent, Dairy Road, Dawson Road, Doughty Place, East Tamaki Road, Edward Avenue, Eileen Lane, Everitt Road, Ferguson Road, Fisher Crescent, Flat Bush Road, Flinders Place, Franich Street, Franklyne Road, Garrett Place, Grant Avenue, Grundy Place, Gubb Place, Hamill Road, Harwood Crescent, Haumia Way, Hills Road, Johnstones Road, Largo Lane, Lawrence Place, Leslie Place, Lester Lane, Nola Crescent, Otara Road, Palermo Place, Pearl Baker Drive, Preston Road, Ravenna Way, Ross Avenue, Springs Road, Stainton Place, Tate Place, Terry Place, Tindall Crescent, Tosca Place, Valder Avenue, Velvet Crescent, Waipapa Crescent, Whitley Crescent, and Williams Crescent, Otara; Alexander Avenue, Allenby Road, Avis Avenue, Bernard Street, Birdwood Avenue, Brooklyn Avenue, Carlie Street, Carruth Road, Caspar Road, Central Avenue, Cornwall Road, Dingwall Place, Dryden Avenue, East Tamaki Road, Esperanto Road, Fraser Road, Fyfe Avenue, Glen Avenue, Great South Road, Guide Place, Hamilton Road, Huia Road, Kakaho Way, Kimpton Road, Kolmar Road, Lloyd Avenue, Mangarata Avenue, Margan Avenue, Matawaka Lane, Matuhi Grove, Matuku Place, Morris Avenue, Motatau Road, Nicholson Avenue, Omana Road, Overton Road, Pamir Road, Parera Place, Parson Lane, Pembroke Street, Philip Street, Plymouth Place, Pukeko Place, Rangitoto Road, Regent Street, Scott Road, Sean Fitzpatrick Place, Shahkot Way, St George Street, Stonex Road, Sunnyside Crescent, Sutton Crescent, Tui Road, Tukutuku Lane, Victory Road, Warou Way, Warwick Avenue, Watson Place, Wentworth Avenue, Weston Avenue, Wilmay Avenue, and Wilmshurst Avenue, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.290	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Zone in Papatoetoe and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Everitt Road, East Tamaki Road, Pearl Baker Drive, Johnstones Road, Velvet Crescent, and Ashton Avenue, Otara; Great South Road, and Kimpton Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.291	Kāinga Ora	Insert Height Variation Controls of 18m, 29 and 37m for various residential zones in Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Awatere Street, Preston Road, Waimate Street, Piako Street, Clutha Crescent, Aria Place, Boundary Road, and Flat Bush Road, Otara, Pembroke Street, Caspar Road, Dennis Road, Bruce Place, Ranum Road, Tui Road, Pamir Road, Esperanto Road, Thorn Place, and Lloyd Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Omagh Avenue, Coronation Road, Weston Avenue, Kakaho Way, Wentworth Avenue, Margan Avenue, Rangitoto Road, St George Street, Norfolk Place, Kolmar Road, Dryden Avenue, Shirley Road, Wilmay Avenue, Coates Road, Paton Avenue, Oakland Avenue, Glen Avenue, Warwick Avenue, Shahkot Way, Dunnotar Road, Kingswood Road, Carruth Road, Central Avenue, Guide Place, and Detro Street, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Caspar Road, Lloyd Avenue, Pamir Road, Esperanto Road, Brooklyn Avenue, Dennis Road, Pembroke Street, and Thorn Place, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.292	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose - Māori Purpose Zone in Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Alexander Crescent, and Otara Road, Otara]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.293	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Chapel Downs, Donegal Park, Otara, Ormiston, Flatbush and Mission Heights. Refer to Appendix 2, Map 115 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Te Irirangi Drive, Clover Park; Accent Drive, Agapanthus Place, Alvre Place, Breon Place, Bushpark Place, Cambrian Crescent, Dione Place, Erica Road, Glasson Avenue, Hampervale Place, Heidi Crescent, Magnolia Place, Maypark Crescent, Middlefield Drive, Pertosa Drive, Savona Drive, Spenbrooke Road, and Wayne Francis Drive, East Tamaki; Ainwick Road, Amon Avenue, Argento Avenue, Arranmore Drive, Aster Place, Aviano Close, Ballindrait Drive, Baverstock Road, Beggs Way, Bezar Place, Birchlands Road, Blowers Place, Bowmore Close, Bridgefield Crescent, Broadhurst Road, Broberg Lane, Bronwylian Drive, Brookview Drive, Bruckless Drive, Cahir Place, Caldecote Place, Camith Close, Carrick Glen Avenue, Carrickdawson Drive, Cashmore Place, Chapel Road, Charlestown Drive, Citron Court, Clady Drive, Clomell Drive, Coachman Drive, Concepts Way, Conti Drive, Coolaghy Drive, Courtvale Place, Cousins Road, Creeve Place, Cyril French Drive, Danielle Place, Darion Drive, Dawson Road, Deerfield Place, Donegal Park Drive, Dowd Place, Dromoland Drive, Drumston Place, Dunkineely Road, Dunoon Close, Duntrune Road, Eastland Road, Edingale Court, Elwyn Close, Eric Rush Place, Eroni Clarke Close, Farmdale Court, Fernloche Place, Flat Bush School Road, Fong Road, Frank Bunce Grove, Friar Close, Geranium Avenue, Gerolds Place, Glen Osborne Terrace, Gortnest Place, Gracechurch Drive, Greenbrooke Drive, Gretton Court, Hansworth Place, Hawkley Close, Helianthus Avenue, Hikuawa Road, Howith Street, Hughs Way, Ian Jones Court, Janway Avenue, Jeffs Road, Jerpoint Drive, John Broad Place, Karson Place, Kawa Drive, Kensway Drive, Kerrykeel Drive, Kestev Drive, Kildare Road, Killarney Drive, Kira Road, Ksenia Drive, Listack Drive, Lorenzo Way, Louis Braille Lane, Malahide Drive, Manchester Drive, Mandival Avenue, Manning Rise, Marc Ellis Place, McCathie Drive, McKittrick Avenue, Medvale Avenue, Michael Jones Drive, Monique Place, Multose Drive, Murphys Road, Noble Court, Norwood Drive, Nuneaton Drive, Oakhurst Avenue, Oakville Avenue, Olga Road, Ormiston Road, Oswald Close, Pennygale Close, Plantation Avenue, Powercourt Drive, Quattro Avenue, Reno Way, Riviera Drive, Robin Brooke Drive, Rohi Place, Roseborough Place, Ruia Road, Sai Street, Sambrooke Crescent, Schoombie Drive, Seresin Crescent, Shandon Street, Shelby Lane, Silvana Drive, Silverwood Drive, Skelligs Drive, Slipper Avenue, Springside Drive, Stancombe Road, Stonebrooke Lane, Stornaway Drive, Sunglade Grove, Sunshine Lane, Sycamore Street, Thyme Court, Timmer Road, Tinturn Place, Titchmarsh Crescent, Tofane Lane, Tonu'U Court, Topland Drive, Tsar Court, Urney Drive, Valderama Drive, Vidiri Court, Villarosa Lane, Walter Little Way, Warren Way, Watersfield Place, Whetstone Road, Woodberry Drive, and Yulia Road, Flat Bush; Bahama Place, Belinda Avenue, Caserta Place, Dawson Road, Flat Bush Road, Jodie Place, Norrie Smith Avenue, Othello Drive, Penion Drive, Ravenna Way, Serai Place, Serenity Place, and Zelda Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.294	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Donegal Park. Refer to Appendix 2, Map 115. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Carrickdawson Drive, Castlebane Drive, Donegal Park Drive, Freshland Drive, Hikuawa Road, Ksenia Drive, Puruatanga Drive, Raumaota Road, and Repehina Road, Flat Bush]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.295	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at East Tamaki, Flat Bush, and Ormiston. Refer to Appendix 2, Map 115. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Te Irirangi Drive, Clover Park; Bishop Lenihan Place, Bishop Dunn Place, and Ormiston Road East Tamaki; Florence Carter Avenue, Chapel Road, Arranmore Drive, Murphys Road, and Te Irirangi Drive, Flat Bush]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.296	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Flat Bush and Ormiston. Refer to Appendix 2, Map 116 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jeffs Road, Seresin Crescent, Norwood Drive, Mandeville Avenue, and Silvana Drive, Flat Bush]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.297	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Kawakawa Bay. Refer to Appendix 2, Map 117. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clevedon Kawakawa Road, Kawakawa Bay Coast Road, and Kawakawa-Orere Road, Clevedon; Banks Road, Bertram Road, Clevedon Kawakawa Road, Cottonwood Place, Ferndale Drive, Karaka Road, Karawa Place, Mihaka Road, and Rautawa Place, Kawakawa Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.298	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Ihumātao. Refer to Appendix 2, Map 118. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Oruarangi Road, Mangere]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.299	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere. Refer to Appendix 2, Map 119 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chayward Place, Jaylo Place, Naylors Drive, Nga Waka Place, Shah Lane, Sid Place, and Waldos Way, Mangere.] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brunswick Rise, Cyclamen Road, Fitchburg Place, Peninsula Road, and Secoia Crescent, Mangere]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.300	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Puhinui and Paptoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Burrell Avenue, and Noel Burnside Road, Manukau Central; Alabaster Drive, Caringbah Drive, Claude Avenue, Ferndown Avenue, Heathberry Close, Hillside Road, Lismore Place, Narada Place, Olive Crescent, Puhinui Road, and Selfs Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alabaster Drive, Chestnut Road, Fenton Street, Ferndown Avenue, Gifford Road, Heathberry Close, Hillcrest Road, Hillside Road, Kenderdine Road, Komako Place, Margaret Road, Orona Way, Pah Road, Ramsey Street, Sabi Place, Sumner Street, Tutere Road, Vigo Place, and Wyllie Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.301	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pah Road, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.302	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Papatoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.303	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Puhinui, and Manukau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manukau, Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Plunket Avenue, Manukau Central; Atkinson Avenue, Ballance Avenue, Brett Avenue, Clendon Avenue, Freyberg Avenue, Puhinui Road, Ranfurly Road, Seddon Avenue, Stafford Avenue, and Tukutuku Lane, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Almay Place, Arden Court, Astral Place, Chamade Place, Charntay Avenue, Coty Place, Courant Place, Derrimore Heights, Diorella Drive, Espada Place, Eterna Place, Greenstone Place, Jontue Place, Juvena Place, Leila Place, Pulman Place, Sandrine Avenue, Sena Place, Seton Place, Shalimar Place, Sikkim Crescent, Te Irirangi Drive, Townley Place, and Ulay Place, Clover Park; Ancona Lane, Andover Way, Banksia Place, Boeing Place, Chieftain Rise, Everglade Drive, and Piper Place, Goodwood Heights; Amethyst Place, Birchlea Rise, Druces Road, Great South Road, Inverell Avenue, Ixia Place, Kerrs Road, Laurelia Place, Leith Court, Norman Spencer Drive, Plunket Avenue, Rata Vine Drive, Redoubt Road, Topaz Place, Trevor Hosken Drive, Wallson Crescent, and Wilisa Rise, Manukau Central; Boundary Road, Israel Avenue, Othello Drive, Preston Road, Rimini Place, and Vetori Place, Otara; Albert Road, Allenby Road, Avis Avenue, Birdwood Avenue, Bledisloe Street, Brooklyn Avenue, Buckingham Crescent, Carolyn Street, Carruth Road, Caspar Road, Edorvale Avenue, Elizabeth Avenue, Esperanto Road, Fairview Road, Fitzroy Street, Grande Vue Road, Grantham Road, Grayson Avenue, Great South Road, Hayward Road, Holden Place, King Street, Landscape Road, Mahon Place, Maunu Road, Papahou Lane, Papahou Lane Lane, Pembroke Street, Philip Street, Puhinui Road, Reagan Road, Regent Street, Rito Place, Tavistock Street, Thorn Place, Victoria Road, Windoma Circle, Winspear Place, and York Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Waipuhinui Way, Sun Orchid Avenue, Mahalo Avenue, Great South Road, Aperira Lane, Pacific Events Centre Drive, Coral Tree Avenue, and Laurelia Place, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin Place, Zircon Place, Taruna Lane, Inverell Avenue, Lambie Drive, Rara Lane, Clist Crescent, Wiri Station Road, Gladding Place, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.304	Kāinga Ora	Celadon Place, Manukau Central; Puhinui Road, Reagan Road, Pettit Place, Brooks Way, Fitzroy Street, Carruth Road, Carolyn Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Otara, Clover Park, and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Fairchild Avenue, and Boeing Place, Goodwood Heights; Iliad Place, Kerrs Road, Inverell Avenue, Trevor Hosken Drive, Amethyst Place, Redoubt Road, Druces Road, Topaz Place, and Ixia Place, Manukau Central; Vetori Place, Awatere Street, Rimini Place, Preston Road, Boundary Road, Waimate Street, Piako Street, Aria Place, Israel Avenue, Clutha Crescent, Iota Place, and Flat Bush Road, Otara; Caspar Road, Pamir Road, Thorn Place, Esperanto Road, and Pembroke Street, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.305	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin	Height	
FS77	Keith Maddison	Oppose	873.306	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rata Vine, Goodwood Heights, Chapel Downs, Clover Park and Donegal Park. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aspiring Avenue, Charntay Avenue, Constance Place, Derrimore Heights, Diorella Drive, Eterna Place, Greenstone Place, Hollyford Drive, Kepler Place, Kylie Court, Leila Place, Libnai Avenue, Lowburn Place, Lyell Court, Mataura Place, Oreti Place, Rakaia Rise, Rochas Place, Rosewood Place, Rotoma Rise, San Martin Place, Santa Monica Place, Sentosa Place, and Te Irirangi Drive, Clover Park; Alta Terrace, Carrick Glen Avenue, Darnell Crescent, Dawson Road, Dillon Crescent, Dissmeyer Drive, Drumbeg Close, Glenlea Place, Hilltop Road, Innisowen Place, Lema Place, Liscooly Place, Matthews Road, Raphoe Road, Sidey Avenue, and Thomas Road, Flat Bush; Everglade Drive, Flamingo Court, Goodwood Drive, Kingsclere Place, and Palmetto Place, Goodwood Heights; Redoubt Road, Manukau Central; Boundary Road, Israel Avenue, Maytime Street, Othello Drive, Serrano Place, Treviso Place, and Zelda Avenue Otara]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.307	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Chapel Downs, Donegal Park and Flat Bush. Refer to Appendix 2, Map 122. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Aklander Rise, Annmarie Avenue, Ballyliffin Drive, Bunbeg Crescent, Bunlin Road, Canna Street, Carrick Glen Avenue, Carrickdawson Drive, Castlebane Drive, Charlestown Drive, Cloonlyon Drive, Cooladawson Drive, Donegal Park Drive, Downpatrick Drive, Drumaness Road, Drumbuoy Drive, Drumconnell Drive, Dunaff Place, Dungloe Avenue, Elevation Street, Greenan Drive, Gurtin Road, Hikuawa Road, Lavey Road, Lime Hill Rise, Long George Drive, Murphys Park Drive, Murphys Road, Pae Lane, Piki Street, Pukanui Avenue, Rakiraki Place, Repehina Road, Ripa Street, Rossbeg Lane, Salvia Lane, Tahere Road, Tannaghmore Drive, Teitei Rise, Thomas Road, Tir Conaill Avenue, and Tiro Street, Flat Bush; Redoubt Road, Manukau Central]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.308	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Rata Vine, Clover Park and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Dissmeyer Drive, and Thomas Road, Flat Bush; Mahalo Avenue, Pacific Events Centre Drive, and Great South Road Manukau Central, Othello Drive, Otara] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.309	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Redoubt Road, and Wilisa Rise, Manukau Central; Chieftain Rise, Boeing Place, Fairchild Avenue, De Havilland Drive, Piper Place, and Andover Way, Goodwood Heights] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Sikkim Crescent, Juvena Place, Monde Place, Rochas Place, Diorella Drive, and Derrimore Heights, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Wilisa Rise, and Redoubt Road, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.310	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Flat Bush. Refer to Appendix 2, Map 123. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Annemarie Ave, Redoubt Road, Long George Drive, Flat Bush.]	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.311	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Clevedon. Refer to Appendix 2, Map 124. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beckby Way, Benjamin Place, Clevedon Kawakawa Road, Hyde Road, Kaihuia Lane, Mark Williams Place, Monument Road, Munro Oak Lane, North Road, Nukuao Lane, Papakura-Clevedon Road, Te Rau Way, Thorps Quarry Road, Tuawa Lane, and Twilight Road, Clevedon]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.312	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Homai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park, Rowandale, Burbank, Homai, Wiri, Hillpark, Manurewa and Leabank. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Maplesden Drive, Robert Ross Place, and Robert Skelton Place, Clendon Park; Brouder Place, Sime Road, and Tampin Road, Hill Park; Adina Lane, Alicante Avenue, Begonia Place, Costar Place, Duin Lane, Enid Place, Fay Close, Great South Road, Isbister Lane, Manresa Close, McVilly Road, Paloma Court, Rata Vine Drive, Sagar Lane, and Totara Meadows Court, Manukau Central; Adams Road, Addington Avenue, Balfour Road, Bedlington Avenue, Beeston Crescent, Bettina Place, Bowater Place, Brent Place, Brentford Place, Browns Road, Buller Crescent, Burbank Avenue, Burundi Avenue, Cambridge Road, Clark Street, Claymore Street, Clendon Place, Coles Place, Coxhead Road, Dagenham Street, Deveron Road, Dreadon Road, Eddowes Street, Feasegate Street, Frances Street, Friedlanders Road, Frobisher Way, Funnell Place, Garth Place, Gibbs Road, Glennis Place, Gloucester Road, Great South Road, Halsey Road, Harrow Place, Heybridge Street, Hywell Place, Jellicoe Road, John Walker Drive, Jutland Road, Kent Road, Kern Place, Kerrydale Road, Kirton Crescent, Kita Road, Lomas Place, Lyndon Place, Maich Road, Maida Vale, Marr Road, Martin Road, Maungarua Lane, McKean Avenue, Montilla Place, Morrin Street, Mountfort Street, Naomi Place, Neems Place, Orams Road, Oxford Road, Poutini Place, Primrose Place, Rangataua Place, Romney Place, Roscommon Road, Rowandale Avenue, Russell Road, Ruth Street, Sealord Place, Sharland Avenue, Stella Place, Sturdee Road, Sunlands Drive, Surrey Street, Swallow Drive, Tamworth Close, Thompson Terrace, Ti Kouka Lane, Tui Crescent, Weymouth Road, William Avenue, and Wordsworth Road, Manurewa.]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.313	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zone in parts of Leabank, Manurewa, Homai, Wiri and Hillpark. Refer to Appendix 2, Map 128. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Laurelia Place, Manukau Central; Weymouth Road, Gloucester Road, Russell Road, Sharland Avenue, Great South Road, and Halsey Road, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.314	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Manurewa and Wiri. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Amethyst Place, Kerrs Road, and Trevor Hosken Drive, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Maich Road, Jellicoe Road, Russell Road, Weymouth Road, James Road, Percival Street, Corin Avenue, Frances Street, Great South Road, Buller Crescent, Dreadon Road, Coxhead Road, Kanga Lane, Rondorlyn Place, Lupton Road, Rosemary Lane, Halsey Road, Bowater Place, Clendon Place, Beatty Avenue, Kay Road, and Ruth Street, Manurewa] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Druces Road, Trevor Hosken Drive, Amethyst Place, Kerrs Road, Celadon Place, and Zircon Place, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.315	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillpark. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa, Hillpark, Manurewa East and Randwick Park. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Collie Street, David Avenue, Jill Place, Kahurangi Place, Lawrence Crescent, Lynmore Drive, Patricia Place, and Vista Place, Hill Park; Orams Road, Manurewa] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alfriston Road, Alfriston; Brouder Place, Collie Street, David Avenue, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Hill Road, Iorangi Place, Kahurangi Place, Kelvyn Grove, Lawrence Crescent, Lynmore Drive, Patricia Place, Rothery Road, Scenic Drive, Sime Road, Tampin Road, Tomlinson Street, and Walpole Avenue, Hill Park; Rata Vine Drive, Manukau Central; Alfriston Road, Arthur Road, Botanic View, Bowater Place, Bowen Street, Brough Road, Browning Street, Churchill Avenue, Claude Road, Ellen Street, Fleming Street, Great South Road, Hillcrest Grove, Hyde Street, Index Place, Knights Drive, Knox Road, McAnnalley Street, McDougall Street, Norm Pellow Drive, Orams Road, Puriri Road, Saralee Drive, Scotts Road, Short Street, Tui Crescent, and Whitbourne Heights, Manurewa; Magic Way, Shifnal Drive, Skelton Avenue, Sonterra Close, and Villino Place, Randwick Park; Hill Road, The Gardens]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.316	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Manurewa and Hillpark. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Grande Vue Road Hill Park, Myers Road, and Great South Road, Manurewa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.317	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park and Leabank. Refer to Appendix 2, Map 130 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Hatherley Place, Kennington Drive, Martha Lane, Palmers Road, Taitimu Drive, and Weymouth Road, Clendon Park; Albertson Place, Belleek Close, Bowater Place, Buller Crescent, Castlefinn Drive, Claymore Street, Coxhead Road, Friedlanders Road, Glenveagh Park Drive, John Walker Drive, Kita Road, Landette Road, Mountfort Street, Puriri Road, Rako Place, Tamworth Close, Thompson Terrace, and Weymouth Road, Manurewa; Damian Way, Leaver Place, Mahia Road, and Weymouth Road, Weymouth]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.318	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Takanini. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Conifer Grove, Waiata Shores, Leabank, Manurewa, Takanini, Addison, and Longford Park. Refer to Appendix 2, Map 131 [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, and Walter Strevens Drive Conifer Grove; Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, and Totara Road Manurewa; Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue, Takanini] inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, Walter Strevens Drive Conifer Grove, Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, Totara Road Manurewa, Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue Takanini]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.319	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Manurewa, Takanini and Waiata Shores. Refer to Appendix 2, Map 131. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Challen Close, Conifer Grove; Great South Road, Lovely Lane, Beaumonts Way, and Churchill Avenue, Manurewa; Manuroa Road, and Princess Street, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.320	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Buildings Zone in parts of Leabank and Manurewa. Refer to Appendix 2, Map 131 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Churchill Avenue, Puriri Road, Weymouth Road, Rogers Road, and Christmas Road, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.321	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Takanini, Addison, McLennan, and Papakura. Refer to Appendix 2, Map 132 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alliance Lane, Alma Crescent, Arimu Road, Artillery Drive, Battalion Drive, Courage Road, Dignity Street, Grove Road, Imjin Place, Maadi Place, Old Wairoa Road, Paretaiuru Crescent, Porchester Road, Shirley Avenue, Sunburst Street, Te Akitai Green, Te Aparangi Road, Troop Road, Turehu Road, Walsh Road, and Walters Road Papakura; Airfield Road, Arion Road, Braeburn Place, Bruce Pulman Drive, Calumet Way, Figaro Crescent, Glenburn Place, Hakawai Avenue, Kauri Drive, Kuaka Drive, Marengo Parkway, McGinty Street, Mohua Avenue, Peerless Avenue, Phar Lap Crescent, Pipipi Crescent, Poaka Avenue, Popokatea Drive, Porchester Road, Puweto Avenue, Reins Road, Ritchie Crescent, Rosarina Lane, Sires Parkway, Tete Lane, The Track, Tironui Road, Tironui Station Road East, Walters Road, Waterview Road East, Waterview Road West, Willow Camp Road, Windfola Parkway, and Zabeel Crescent, Takanini;	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.322	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Takanini and Ardmore. Refer to Appendix 2, Map 132. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Earlywood Road, Grandifolia Road, Hard Beech Street, Kakabeak Way, Kanono Road, Koroheke Road, Leatherwood Road, Pakaraka Drive, Silver Beech Street, Softwood Avenue, Toropapa Close, Twin Parks Rise Ardmore, Black Beech Crescent, Castlepoint Avenue, Hukihuki Drive, Sapwood Crescent, and Walters Road Takanini]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.323	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Takanini, Addison, McLennan and Papakura. Refer to Appendix 2, Map 132 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Minhas Road, Ardmore; Bunnythorpe Road, Cosgrave Road, Liberation Road, Battalion Drive, Alliance Lane, Grove Road, Riroriro Close, Clevedon Road, Yang Place, Paretaiuru Crescent, Command Lane, Fernaig Street, Courage Road, Hill Crescent, Saddleback Crescent, Old Wairoa Road, Sutton Crescent, Warbler Crescent, Parachute Crescent, Te Aparangi Road, Bellbird Street, Nagra Lane, Turehu Road, Swamp Kauri Grove, Walsh Road, Stitchbird Crescent, Corkill Place, Rice Crescent, Matheson Street, Dignity Street, Beardmore Lane, Valour Lane, Sunburst Street, Busing Avenue, and Recovery Road, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Te Aparangi Road, Old Wairoa Road, Grove Road, Alliance Lane, Shirley Avenue, Walsh Road, Alma Crescent, Arimu Road, Trentham Road, Artillery Drive, Dignity Street, Walters Road, Hill Crescent, Turehu Road, Sunburst Street, Courage Road, Maadi Place, Matheson Street, Te Akitai Green, Fernaig Street, Porchester Road, and Paretaiuru Crescent, Papakura, Tironui Road, Porchester Road, Glenburn Place, Waterview Road West, Tironui Station Road East, and Walters Road, Takanini] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Arimu Road, Artillery Drive, Great South Road, Porchester Road, Trentham Road, Old Wairoa Road, Brynbela Court, Imjin Place, Te Aparangi Road, Kukutai Lane, Tauarai Place, Waitaua Street, and Maadi Place, Papakura; Tironui Road, Waterview Road West, Porchester Road, and Waterview Road East, Takanini]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.324	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Ardmore. Refer to Appendix 2, Map 133 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Te Aramanu Crescent, Ardmore]	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	873.325	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in parts of Karaka Lakes, Karaka Harbourside, Pararekau Island, Bottletop Bay, Pahurehure and Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Karaka Lakes, Karaka Harbourside,Pahurehure, and Rosehill. Refer to Appendix 2, Map 135 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Acqua Place, Anchorage Drive, Brianna Place, Capriana Drive, Castellina Drive, Edgewater Drive, Fiorano Place, Francesco Drive, Harbourside Drive, Hingaia Road, Kaimanawa Road, Kuhanui Drive, Lake Drive, Lees Cove, Lombardia Way, Lusitano Drive, Milano Boulevard, Oakland Road, Ockhams Street, Pararekau Road, Pescara Point, Portofino Point, Rivoli Place, Silkwood Crescent, Toscana Drive, Turua Rise Hingaia, and Chichester Drive Papakura] inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Anchorage Drive, Bridgeview Road, Costa Viva Crescent, Fountain Avenue, Harbourside Drive, Hinau Road, Normanby Road, Pararekau Road, Pickaberry Avenue, Pohutukawa Place, Springcrest Drive, and Trecarne Street Hingaia; Barnhill Crescent, Beach Road, Bexley Place, Bothwell Place, Cliff Road, Cricklewood Street, Dumas Place, Elliot Street, Freelance Terrace, Gills Avenue, Lakeside Drive, Len Garlick Place, Mill End, Ray Small Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, The Lea, Westholm Way, Wilencote Place, Winslow Heights, and Youngs Road]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.326	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia. Refer to Appendix 2, Map 135. inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Derbyshire Lane, Fort Lincoln Loop, Hayfield Way, Hingaia Road, Melody Belle Street, Normanby Road, Oakland Road, and Tumu Road, Hingaia]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.327	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in Karaka Lakes, Karaka Harbourside and Pahurehure. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Hingaia Road, Harbourside Drive, and Pararekau Road, Hingaia] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.328	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Pahurehure and Rosehill. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Len Garlick Place, Rushgreen Avenue, Barnhill Crescent, Bexley Place, Dumas Place, Lakeside Drive, Erceg Way, Freelance Terrace, Westholm Way, Roselawn Lane, Elliot Street, Chichester Drive, Graham Tagg Close, Jim Rhind Place, Rosehill Drive, Wilencote Place, Beach Road, and Edinburgh Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Barnhill Crescent, Lakeside Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, Len Garlick Place, Cricklewood Street, Bexley Place, Westholm Way, The Lea, Elliot Street, Winslow Heights, Wilencote Place, Cliff Road, Youngs Road, Freelance Terrace, Ray Small Drive, Mill End, Bothwell Place, and Beach Road, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.329	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in Rosehill and Opaheke. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Archibald Lane, Bellfield Road, Chichester Drive, Farranfore Road, Greenhaven Avenue, Keryn Place, Orchard Rise, Royston Street, Selwyn Downs Lane, Woodstock Lane, and Yarrow Lane Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albion Place, Alma Crescent, Argyle Avenue, Arthur Place, Bates Street, Beach Road, Boundary Road, Bunnythorpe Road, Butterworth Avenue, Callis Avenue, Calvert Street, Cameron Street, Campbell Place, Clark Road, Clevedon Road, Coles Crescent, Cotton Place, Don Street, Edmund Hillary Avenue, Elizabeth Street, Elliot Street, Fairview Avenue, Gaylands Place, George Street, Gills Avenue, Great South Road, Greenhaven Avenue, Grove Road, Halberg Street, Hanover Place, Hill Crescent, Hunua Road, James Place, Joyce Street, Kelvin Road, King Street, Manse Road, Marne Road, McCall Place, Montana Place, Old Wairoa Road, Olympic Place, Opaheke Road, Orion Street, Osborne Place, Panahi Lane, Queen Street, Rangimarie Close, Ray Small Drive, Rembrandt Place, Resolute Way, Rhonda Place, Rollerson Street, Rosehill Drive, Ross Place, Royston Street, Salas Place, Scott Road, Settlement Road, Sheehan Avenue, Shirley Avenue, Short Street, Smiths Avenue, Snowden Place, Tasman Drive, The Spinney, Vanni Lane, Viola Place, Wharf Street, Willis Road, Winslow Heights, and Wood Street, Papakura]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Insert Height Variation Controls of 37m and 43m for various business zones in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse Road, Queen Street, East Street, Porchester Road, Sunshine Place, Wharf Street, Korakora Lane, The Spinney, Beach Road, Wood Street, View Road, Menary Street, Clevedon Road, West Street, Settlement Road, Trentham Road, Grove Road, Nelson Street, King Street, Scott Road, Brynbela Court, Imjin Place, Opaheke Road, Winslow Heights, Green Street, Coles Crescent, Halberg Street, McCall Place, Pratt Street, Olympic Place, Rushgreen Avenue, Short Street, Kukutai Lane, Alf Walker Place, Mossford Green, Tauarai Place, Waitaua Street, Margaret Street, Smiths Avenue, Laurie Avenue, Maadi Place, Butterworth Avenue, Rippleside Place, Mill End, and Pasla Close, Papakura, Waterview Road West, and Waterview Road East, Takanini]		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.330	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Orchard Rise, Dalkeith Place, Royston Street, Bunnythorpe Road, Boundary Road, Great South Road, Rollerson Street, Cosgrave Road, Fairview Avenue, Sutton Crescent, Clevedon Road, Yang Place, Kerry Place, Tatariki Street, Rosehill Drive, Taonui Street, Liddy Place, Settlement Road, Kelvin Road, Hill Crescent, Tasman Drive, Wilson Place, Old Wairoa Road, Rembrandt Place, Harper Street, Snowden Place, Bellfield Road, Sheehan Avenue, Lorelei Place, Gaylands Place, Old Villa Way, Chichester Drive, Polandson Place, Kavanagh Place, Grove Road, Salas Place, Greenhaven Avenue, Beach Road, Valentine Street, Nagra Lane, Leatham Crescent, Opaheke Road, Callis Avenue, McEntee Street, Erceg Way, Maurice Street, Dumas Place, Rice Crescent, Tautaiao Lane, Rhonda Place, Eastburn Street, George Street, Hazeldene Place, Cross Street, Bushlands Place, Sunnypark Avenue, Busing Avenue, Bexley Place, Edinburgh Avenue, Elliot Street, James Place, and President Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.331	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse	Height	
FS77	Keith Maddison	Oppose	873.332	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Redhill (near Pukekiwiriki). Refer to Appendix 2, Map 137 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Gibbs Crescent and Margan Place Papakura]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.333	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Karaka. Refer to Appendix 2, Map 138 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Dyke Road and Linwood Road Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.334	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia, Karaka Lakes, and Drury. Refer to Appendix 2, Map 139 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hingaia Road, Towai Road, and Bayvista Drive, Hingaia]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.335	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia and Auranga. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Refer to Appendix 2, Map 139 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Fjord Way, Fort Lincoln Loop, Hingaia Road, Kaimanawa Road, Lusitano Drive, and Exmoor Road Karaka; and Bremner Road, Drury] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Burberry Road, Cronshaw Road, Enchantment Lane, Jesmond Road, Karihi Road, and Tributary Parade Drury]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.336	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hingaia and Drury. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chichester Drive, Joanne Place, and Park Estate Road, Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Cameron Place, Cross Street, Great South Road, Miro Street, Murray Street, Sutton Road, York Street, and Young Crescent, Drury]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.337	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Opaheke and Auranga. . Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Auranga. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ata Road, Kahui Parade, Tidal View Road, Waka Ama Road Drury] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ahunga Road, Auranga Drive, Better Way, Bremner Road, Faithful Drive, Fielding Road, Foreshore Lane, Great South Road, Huringa Road, Kaea Lane, Kahui Parade, Karihi Road, Noia Way, Rapoi Lane, Tiaki Lane, Tidal View Road, Tributary Parade, and Weri Road, Drury]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.338	Kāinga Ora	Insert a Height Variation control of 18m for residential zoning in parts of Opaheke. Refer to Appendix 2, Map 140 of the submission. Note that this is in an SHA precinct and therefore outside the urban environment. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Snowden Place, Bellfield Road, Lorelei Place, Rhonda Place, and Opaheke Road, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.339	Kāinga Ora	Rezone Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan changes 49 and 50 areas. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Fitzgerald Road, Kath Henry Lane, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.340	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.341	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 140 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.342	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Charles Miller Court, Crispe Road, Hosking Place, Leaming Place, Litchfield Place, Millen Place, Seaway Road, Stella Drive, Stevenson Road, Taihiki Road, Torkar Road, and Vela Place, Clarks Beach; Channel View Road, Clarks Beach Road, Keven Road, and Wharf Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.343	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Clarks Beach Road, Gertrude Cole Road, Kaitiaki Drive, Koiora Road, Korowhiti Road, Mutetai Road, Poutawa Lane, Ritetai Street, Uatoto Road, and Whata Street Pukekohe]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.344	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes:Buchanan Road, Capriole Crescent, Coach Road, Equus Lane, Kingseat Road, Linwood Road, Martingale Drive, and McRobbie Road, Papakura; Kingseat Road, and Martingale Drive, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.345	Kāinga Ora	Rezone parts of Business- Light Industry Zone as Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura; and Kingseat Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.346	Kāinga Ora	Rezone parts of Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.347	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Terrace Housing and Apartment Buildings Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.348	Kāinga Ora	Rezone - Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Residential Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission [inferred: proposes to rezone some or all of the properties in these streets from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Oira Road Drury].	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	873.349	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.350	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road and Jesmond Road, Drury]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.351	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road, Drury]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.352	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone and to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cossey Road, Drury Hills Road, Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.353	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Waihoehoe Road, and Fitzgerald Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.354	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 144 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.355	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Harrison Road, Maketu Road, and Quarry Road, Drury]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.356	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 145 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.357	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes:Dame Nganeko Minhinnick Drive, Glenbrook Beach Road, McLarin Road, Nola Avenue, Okohaka Avenue, Okoreka Road, Omahuru Road, Opouatu Avenue, Orawahi Road, Otohikawa Avenue, Papaka Avenue, Rere Awa Road, Tahuna Minhinnick Drive, Waikohi Avenue, Waimiri Road, Whareono Road, Wheriko Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.358	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beach Road, Cliff Lane, First Avenue, Fleet Street, Glenbrook Beach Road, McLarin Road, Ronald Avenue, Second Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	873.359	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 147. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buddle Road, Fetter Lane, Heaphy Lane, Jonah Lomu Drive, Lauti Lane, Paerata Road, Puhitahi Hill Road, Rosslands Avenue, Routeburn Lane, School House Road, Simmonds House Road, Stanton House Road, Tabernacle Street, Te Paea Avenue, Walter Lawry Road, Wesleyan Street, and Winstone House Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.360	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 148. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Sim Road, Papakura; Paerata Road, Puhitahi Hill Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.361	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 149 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Ramarama Road, Roslyn Farm Street, Sierra Way, Steppe Drive, Talus Drive, and Waharau Lane, Drury]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.362	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 150. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Miromiro Lane, Ramarama Road, and Steppe Drive, Drury]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.363	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Patumahoe. Refer to Appendix 2, Map 151. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clive Howe Road, Darnika Way, Mareretu Avenue, Mirabell Place, Searle Drive, and Vivien Place Patumahoe; Abernethy Way, Carter Road, Clive Howe Road, Day Road, Fletcher Lane, Henry Lane, Kerr Crescent, Kingseat Road, Lusk Way, Mahoe Glade, Mauku Road, Membery Lane, Pamela Christine Road, Patu Way, Patumahoe Road, Syme Rise, Tavarnya Way, Trevor McMiken Drive, and Woodhouse Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.364	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Paerata Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.365	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Crown Road,and Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.366	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Refer to Appendix 2, Map 153 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Zone, includes: Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.367	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 155 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Beatty Road, Cloverlea Place, Green Lane, Helvetia Road, Holland Street, McShane Street, Ranchod Terrace, Tasman Street, Ward Street, and Wellington Street, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beatty Road, Churchill Street, Coronation Avenue, Eden Place, Fairfield Street, Fausett Avenue, Freyberg Crescent, Garden Terrace, Harris Street, Helvetia Road, Hooper Avenue, Kennelly Crescent, Landscape Road, McShane Street, Moloney Terrace, Montgomery Avenue, Paterson Avenue, Princes Street, Victoria Street, Victoria Street West, Wellington Street, and West Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.368	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Pukekohe. Refer to Appendix 2 Map 155 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.369	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 156. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Ashby Place, Cooper Street, Crisp Avenue, Isabella Drive, Lochview, Paerata Road, Ward Street, and Wellington Street Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alamein Place, Blair Avenue, Bledisloe Court, Cardiff Street, Carlton Road, Childs Avenue, Collie Road, Cromwell Place, Danden Way, Dublin Street, East Street, Edinburgh Street, Edwards Court, Evans Court, Glasgow Road, Grierson Place, Hogan Street, John Street, Kennelly Crescent, Kiwi Place, Kowhai Place, Lawrie Avenue, Len Brown Place, Mason Avenue, Morrow Terrace, Nelson Street, Notre Dame Court, Parvin Place, Princes Street, Prospect Terrace, Queen Street, Reidy Place, Ridgeway Road, Russell Avenue, Seddon Street, The Glade North, The Glade South, Tom Keven Way, Totara Place, Turner Place, Valley Road, and Wellington Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.370	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Pukekohe. Refer to Appendix 2 Map 156 [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.371	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Waiuku. Refer to Appendix 2, Map 158. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cherry Place, Elsie Drive, Glennron Lane, Godwit Place, Harbour Crest Drive, Heron Place, Kauri Drive, Koromiko Place, Kowhai Place, Racecourse Road, Rangiwhea Road, Sandspit Road, Shanley Crescent, and Tui Place, Waiuku]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.372	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 160. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Catherine McLean Road, Cloverlea Place, Green Lane, Jackson Place, Rowles Road, Sunset Drive, and Wai Shing Place, Pukekohe]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.373	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 161. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cooper Street, Henry Curd Terrace, Kitchener Road, Lieshout Way, O'Connor Drive, Queen Street, Thomas Moore Place, and Trevors Place Pukekohe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.374	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Waiuku. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waiuku. Refer to Appendix 2, Map 162. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Bayview Drive, Breaker Grove, Edgewater Parade, Huia Street, Modello Lane, Ripple Grove, Rossiter Avenue, Totara Street, Tui Place, and Waimanawa Lane, Waiuku] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Azalea Place, Breaker Grove, Brights Road, Churchill Terrace, Civic Place, Constable Road, Domain Street, Edgewater Parade, France Street, George Street, Howden Street, Kent Street, King Street, Kirk Street, Kitchener Road, Magnolia Drive, Martyn Street, Meachen Terrace, Mellsop Avenue, Modello Lane, Norfolk Rise, O'Sullivan Place, Owens Road, Paapaka Way, Pouate Way, Queen Street, Ripple Grove, Rossiter Avenue, Te Paahi Avenue, Trosk Place, Valley Road, Victoria Avenue, and View Road, Waiuku]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	873.375	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Waiuku. Refer to Appendix 2 Map 162 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.376	Kāinga Ora	Delete the Parkfield Terrace Historic Heritage Area qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	873.377	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Overlay. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	873.378	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.379	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Albany Heights, Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Living Stream Road, Joy Street, Waka Street, Philadelphia Avenue, and Gills Road, Albany Heights; Mulgan Way, St Clair Place, East Coast Road, and Gretna Green Browns Bay; Tekapo Rise, Travis View Drive, Bintulu Place, Hornbill Drive, Ilam Lane, Para Close, Mulu Place, Fairview Avenue, Borneo Drive, Richard Hill Close, Mackwell Road, Baker Street, Springvale Drive, Trotting Terrace, Meharg Place, Stubbs Place, Rising Parade, Lambir Place, Ohau Court, Hilton Close, Catlins Place, Taurikura Way, Namsan Close, Lonely Track Road, Countryside Way, and Oteha Valley Road, Fairview Heights; East Coast Road Northcross; Nimstedt Avenue, East Coast Road, Northcross Drive, Ponderosa Drive, Marbella Crescent, and Andersons Road, Oteha.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.380	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various residential zones in parts of Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.381	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43m for various residential zones in parts of Albany, Oteha, Pinehill, and Browns Bay. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rutgers Place, Bush Road, Amherst Place, Rosedale Road, Northwood Avenue, Columbia Place, Brigham Young Drive, Darimouth Place, Red Shed Lane, Clemow's Lane, and Kristin Lane Albany; Living Stream Road, Joy Street, Waka Street, Gold Street, Philadelphia Avenue, and Gills Road Albany Heights; Naviti Place, Langana Avenue, Mulgan Way, East Coast Road, Falstone Lane, Oaktree Avenue, Eastwood Rise, Gretna Green, St Clair Place, Palliser Lane, Serrata Place, Weetman Drive, and Redwing Street, Browns Bay; East Coast Road, Ponderosa Drive, and Margaret Henry Crescent, Oteha; East Coast Road, Andara Close, and Kilkelly Avenue, Pinehill; Opal Close, and Stonedge Lane, Rosedale] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.382	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 051 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, and Hobsonville Road, Hobsonville]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	873.383	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.384	Kāinga Ora	Provide a mechanism flagging how future plan change processes will be undertaken for future planned rapid transit.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	873.385	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Apirana Avenue, St Johns; St Heliers Bay Road, St Heliers; Lintaine Place, Potiki Place, Apirana Avenue, and Castledine Crescent, Glen Innes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	873.386	Kāinga Ora	Rezone Residential - Single House Zone and Residential-Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 067. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Birdwood Road, and Yelash Road, Massey, Birdwood Road, Crows Road, William Calvert Drive, Kauri Gum Road, Lumber Rise, Kate Duncan Drive, Barrel Crescent, Joseph Kokich Avenue, and Patrick Rice Drive, Swanson]	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	873.387	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Melling Street, Epping Street, Farringdon Street, Eastview Road, Apirana Avenue, Torrington Crescent, Heatherbank Street, Line Road, Castledine Crescent, Potiki Place, Greenway Place, Hurstwood Place, Merfield Street, Radcliffe Street, Marino Place, West Tamaki Road, Skippy Patuwai Lane, Weybridge Crescent, Cintra Place, Delemere Place, and Lintaine Place Glen Innes; and Apirana Avenue St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	894.1	Independent Māori Statutory Board	The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities	Plan making and procedural	General
FS77	Keith Maddison	Oppose	894.2	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78	Qualifying Matters A-I	Appropriateness of QMs (A-I)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	894.3	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	894.4	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D21 Sites and Places of significance to Mana Whenua	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS77	Keith Maddison	Oppose	894.5	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to a matter required to give effect to Waitākere Ranges Heritage Area Act 2008: D12 Waitākere Ranges Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	894.6	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Qualifying Matters Other	Appropriateness of QMs (Other)
FS77	Keith Maddison	Oppose	894.7	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS77	Keith Maddison	Oppose	894.8	Independent Māori Statutory Board	The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	894.9	Independent Māori Statutory Board	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.1	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.2	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	897.3	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	897.4	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	897.5	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Otara as Mixed Housing Urban.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.6	Catholic Diocese of Auckland	Approve the THAB zoning of 419 Great North Road, Grey Lynn.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.7	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	897.8	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	897.9	Catholic Diocese of Auckland	Rezone part of 82-84 Kelmarna Avenue, Herne Bay to Mixed Housing Urban. Refer to Attachment A, page 7 for details.	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.10	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 35 Akoranga Drive, Northcote.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.11	Catholic Diocese of Auckland	Approve the Business - Mixed Use zoning of 180-182 and 184 Centreway Road, Orewa and surrounding Business - Mixed Use properties.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.12	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.13	Catholic Diocese of Auckland	Seek the re-zoning of both properties at 12 Otara Road, Otara to THAB from Special Purpose - School Zone.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.14	Catholic Diocese of Auckland	Approve Business - Town Centre zoning of 212-244 Parnell Road, Parnell.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.15	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Centres - NPS-UD Policy 3d response	Parnell Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.16	Catholic Diocese of Auckland	Delete the SCAB - Parnell overlay or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS77	Keith Maddison	Oppose	897.17	Catholic Diocese of Auckland	Approve THAB zoning of 14, 16 and 22-24 Vermont Street, Ponsonby.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.18	Catholic Diocese of Auckland	Approve deletion of SCAR overlay as applied to 14, 16 and 22-24 Vermont Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Business - support property/are a in SCAB as notified
FS77	Keith Maddison	Oppose	897.19	Catholic Diocese of Auckland	Extend City Centre Walkable Catchment to include 14, 16 and 22-24 Vermont Street, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Oppose	897.20	Catholic Diocese of Auckland	Approve the zoning of 43-59 St Mary's Road, Ponsonby.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.21	Catholic Diocese of Auckland	Approve inclusion of 43-59 St Mary's Road, Ponsonby in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.22	Catholic Diocese of Auckland	Delete the SCAR overlay from the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby. Refer to Attachment A, page 9 for more details.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	897.23	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.24	Catholic Diocese of Auckland	Rezone 139 Airfield Road, Takanini to MHU.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.25	Catholic Diocese of Auckland	Rezone 3-7 Karaka Street, Takapuna to Business - Mixed Use.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.26	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Akoranga
FS77	Keith Maddison	Oppose	897.27	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Smales Farm
FS77	Keith Maddison	Oppose	897.28	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS77	Keith Maddison	Oppose	897.29	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	897.30	Catholic Diocese of Auckland	Approve zoning of 8 Dominion Street, Takapuna.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.31	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Akoranga RTN Walkable Catchment.	Walkable Catchments	WC RTN Akoranga
FS77	Keith Maddison	Oppose	897.32	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Takapuna Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS77	Keith Maddison	Oppose	897.33	Catholic Diocese of Auckland	Approve inclusion of 29 Rathgar Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.34	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.35	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street, Blockhouse Bay to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.36	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.37	Catholic Diocese of Auckland	Rezone part of 8-12 and 14 Lavelle Road, Henderson to THAB. Refer to Attachment A, page 11 for details.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.38	Catholic Diocese of Auckland	Approve inclusion of 8-12 and 14 Lavelle Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS77	Keith Maddison	Oppose	897.39	Catholic Diocese of Auckland	Rezone part of 14S Oakridge Way, Northpark to MHU.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.40	Catholic Diocese of Auckland	Rezone 16 Brenton Place, Ōrākei to THAB.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.41	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.42	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	897.43	Catholic Diocese of Auckland	Rezone part of 19 Sunset View Road, Panmure to THAB. Refer to Attachment A, pages 12-13 for further details.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.44	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Centres - NPS-UD Policy 3d response	Panmure Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.45	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.46	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205, Silverdale to THAB.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	897.47	Catholic Diocese of Auckland	Approve the zoning of 198 Beach Haven Road, Beach Haven.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.48	Catholic Diocese of Auckland	Approve the zoning of 8 Finchley Road, Torbay.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.49	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Clover Park.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.50	Catholic Diocese of Auckland	Approve the Business -Town Centre zoning of 7 Glendale Road, Glen Eden.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.51	Catholic Diocese of Auckland	Approve inclusion of 7 Glendale Road, Glen Eden in Glen Eden RTN Walkable Catchment.	Walkable Catchments	WC RTN Glen Eden
FS77	Keith Maddison	Oppose	897.52	Catholic Diocese of Auckland	Retain 27m HVC for 7 Glendale Road, Glen Eden.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	897.53	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 510 Riddell Road, St Heliers.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.54	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 336 Wairau Road, Glenfield.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.55	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 10 Wickman Way, Mangere East.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.56	Catholic Diocese of Auckland	Approve the zoning of 8 Motutapu Avenue, Manly.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.57	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 162 Waimumu Road, Massey.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.58	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 2 Shakespeare Road, Milford.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.59	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.60	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 27 Bailey Road, Mount Wellington.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.61	Catholic Diocese of Auckland	Approve the inclusion of 1 St Benedicts Street, Newton in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.62	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	897.63	Catholic Diocese of Auckland	Delete the SCAB overlay - Business Upper Symonds Street from 1 St Benedicts Street, Newton and upper Symonds Street or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS77	Keith Maddison	Oppose	897.64	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 133 Seddon Street, Pukekohe.	Plan making and procedural	Special Character Business - remove property/area from SCAB
FS77	Keith Maddison	Oppose	897.65	Catholic Diocese of Auckland	Approve the zoning of 461 Swanson Road, Ranui.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.66	Catholic Diocese of Auckland	Approve inclusion of 461 Swanson Road, Ranui in Rānui RTN Walkable Catchment.	Walkable Catchments	WC RTN Rānui
FS77	Keith Maddison	Oppose	897.67	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 94 Taikata Road, Te Atatu Peninsula.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.68	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 24 Domain Street, Waiuku.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.69	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 14 Percy Street, Warkworth.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	897.70	Catholic Diocese of Auckland	Retain the proposed change to H29.6.2 (Building height).	Other Zones provisions	H29 Special Purpose - School Zone
FS77	Keith Maddison	Oppose	897.71	Catholic Diocese of Auckland	Amend H29.6.6 (Height in relation to boundary) to allow for the height in relation to boundary control in adjoining zones to apply to a Special Purpose - School Zone site boundary. Refer to Attachment A, page 19 for details.	Other Zones provisions	H29 Special Purpose - School Zone
FS77	Keith Maddison	Oppose	897.72	Catholic Diocese of Auckland	Retain the proposed change to H30.6.1 (Building height).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.73	Catholic Diocese of Auckland	Retain the proposed changes to H30.6.4 (Height in relation to boundary).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS77	Keith Maddison	Oppose	897.74	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.75	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.76	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS77	Keith Maddison	Oppose	897.77	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.78	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.79	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS77	Keith Maddison	Oppose	897.80	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.81	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.82	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS77	Keith Maddison	Oppose	897.83	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.84	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.85	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	Metropolitan Centre WC Intensificatio n response
FS77	Keith Maddison	Oppose	897.86	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	RTN WC Intensificatio n response
FS77	Keith Maddison	Oppose	897.87	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.88	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS77	Keith Maddison	Oppose	897.89	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street adjoining THAB zoned sites extending from Blockhouse Bay Local Centre to THAB. Refer to Attachment A, page 10 for details	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.90	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10- 11 for details	Walkable Catchments	WC RTN Glen Innes
FS77	Keith Maddison	Oppose	897.91	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details	Centres - NPS-UD Policy 3d response	Glen Innes Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.92	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB. Refer to Attachment A, page 12 for details	Centres - NPS-UD Policy 3d response	Ōtāhuhu Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.93	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Centres - NPS-UD Policy 3d response	Pakuranga Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.94	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Walkable Catchments	WC RTN Panmure
FS77	Keith Maddison	Oppose	897.95	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.96	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Pt Chevalier Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.97	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205 adjacent to Silverdale Town Centre to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.98	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.99	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.100	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	897.101	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	897.102	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS77	Keith Maddison	Oppose	897.103	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Special Character Business - transitions/h eight next to SCAB
FS77	Keith Maddison	Oppose	934.1	John Mackay	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/are a from SCAR
FS77	Keith Maddison	Oppose	934.2	John Mackay	Amend and reduce the number of SCA Business in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS77	Keith Maddison	Oppose	934.3	John Mackay	Amend and increase the number of streets within SCAR in suburban areas so that areas around centres are incentivised to intensify.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS77	Keith Maddison	Oppose	934.4	John Mackay	Amend the criteria for determining SCA so that they reflect the whole street character rather than focussing on heritage integrity of individual houses.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	934.5	John Mackay	Amend the SCA application to follow rear boundaries rather than along streets because it the street as a whole that gives it value and perceived character.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Oppose	934.6	John Mackay	Add and recognise walls, hedges, spacious lots and trees as further elements which give special character to SCAR.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Oppose	934.7	John Mackay	Amend and shorted the text of AUP Chapter D18 (Special Character Area Overlay) so that it is intelligible, less internally contradictory and less focussed on exposition of different housing styles.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	934.8	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) so that resource consent can be triggered by other specific aspects of character, not only by new buildings, alteration, demolition and additions.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	934.9	John Mackay	Add explicit bulk and location provisions rather than leaving the interpretation to subjective interpretation where SCAB are retained in centres.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	934.10	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Residential is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	934.11	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Business is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	934.12	John Mackay	Amend and maximise the use of QMs to ensure that MDRS intensification is only enabled close to centres, and that it caters for people who are demographically under-provided by existing housing stock.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS77	Keith Maddison	Oppose	938.1	New Zealand Housing Foundation	Retain proposed wording in C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	938.2	New Zealand Housing Foundation	Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5-D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.3	New Zealand Housing Foundation	Add following wording into Chapter G,G.2 Walkable Catchments plan text: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	938.4	New Zealand Housing Foundation	Amend the extent of walkable catchments to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS77	Keith Maddison	Oppose	938.5	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	938.6	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	938.7	New Zealand Housing Foundation	Retain the revised wording of Objective H5.2(1)	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.8	New Zealand Housing Foundation	Retain the existing wording of Objective H5.2(3).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.9	New Zealand Housing Foundation	Delete the proposed wording or reword to replace reference to high-quality built environment in Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.10	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.11	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.12	New Zealand Housing Foundation	Delete Objective H5.2(10) or amended to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.13	New Zealand Housing Foundation	Amend Policy H5.3(6A) to be more effective in achieving MDRS outcomes. Refer to full submission for details of proposed plan text.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.14	New Zealand Housing Foundation	Delete the proposed wording for Policy H5.3(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.15	New Zealand Housing Foundation	Delete Policy H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.16	New Zealand Housing Foundation	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS77	Keith Maddison	Oppose	938.17	New Zealand Housing Foundation	Delete Policy H5.3(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	938.18	New Zealand Housing Foundation	Amend H5.4.1(A1) to discretionary activity status.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	938.19	New Zealand Housing Foundation	Delete Activity H5.4.1(A2A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	938.20	New Zealand Housing Foundation	Delete Activity H5.4.1(A2B) and (A33B)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	938.21	New Zealand Housing Foundation	Delete all standards to be complied with by activities in Table H5.4.1 not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	938.22	New Zealand Housing Foundation	Delete all standards assessed with Activity H5.4.1(A4) not identified within MDRS - specifically: delete the infrastructure, deep soil area and tree canopy, safety and privacy buffer, residential waste management standards.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	938.23	New Zealand Housing Foundation	Delete all standards to be complied with not identified within MDRS for preclusion of notification in H5.5(5).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	938.24	New Zealand Housing Foundation	Delete H5.5(6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	938.25	New Zealand Housing Foundation	Delete Standards H5.6(3B).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.26	New Zealand Housing Foundation	Delete Standards H5.6(3C).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.27	New Zealand Housing Foundation	Delete 'privacy' and retain existing purpose Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.28	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.29	New Zealand Housing Foundation	Reinsert the minor protrusions for Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.30	New Zealand Housing Foundation	Amend Standard H5.6.9 to maximum impervious area must not exceed 70 per cent of site area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.31	New Zealand Housing Foundation	Delete the additional wording in Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.32	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.33	New Zealand Housing Foundation	Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.34	New Zealand Housing Foundation	Amend Standard H5.6.11 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.35	New Zealand Housing Foundation	Amend Standard H5.6.12 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.36	New Zealand Housing Foundation	Delete Standard H5.6.13.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.37	New Zealand Housing Foundation	Amend Standard H5.6.14 and its statement of purpose to match the MDRS standard and delete the communal outdoor living space requirements in H5.6.14(4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.38	New Zealand Housing Foundation	Delete Standard H5.6.18 (2) and rely on MDRS wording.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.39	New Zealand Housing Foundation	Delete Standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.40	New Zealand Housing Foundation	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.41	New Zealand Housing Foundation	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	938.42	New Zealand Housing Foundation	Delete proposed new SEA assessment criteria for controlled activities H5.7. 1 (1)(a)(b) and H5.7.2 (1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.43	New Zealand Housing Foundation	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.44	New Zealand Housing Foundation	Delete new matters of discretion/assessment criteria in H5.8.1 (2) (ia) and (ib) about deep soil, interfaces with identified special character and heritage, and upgrades to the road network. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.45	New Zealand Housing Foundation	Amend proposed wording in H5.8.1(3) to assess only additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.46	New Zealand Housing Foundation	Delete proposed new assessment criteria in H5.8.1(6) and H5.8.1(7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.47	New Zealand Housing Foundation	Retain deletion of 'intensity' from H5.8.2(1)(b) as notified. Delete 'intensity' from H.5.8.1(b)(i) and delete H5.8.2(1)(f).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.48	New Zealand Housing Foundation	Delete assessment criteria in H5.8.2(2) on deep soils, communal open space, road network pedestrian safety, special character areas and scheduled historic heritage places. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.49	New Zealand Housing Foundation	Delete the assessment criteria in H5.8.2(3)(I) relating to pedestrian safety on adjoining roads. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.50	New Zealand Housing Foundation	Amend H5.8.2(4)(iii) to assess height only in terms of additional height over and above the zone standard. Refer to full submissions for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.51	New Zealand Housing Foundation	Amend H5.8.2(6) to assess Height in Relation to Boundary only where it exceeds the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.52	New Zealand Housing Foundation	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.53	New Zealand Housing Foundation	Delete H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.54	New Zealand Housing Foundation	Amend H5.8.2(15) to remove reference to communal space and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.55	New Zealand Housing Foundation	Amend H5.8.2(15A) to delete 'and private vehicle and pedestrian accessways' and 'and/or accessways'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.56	New Zealand Housing Foundation	Delete H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.57	New Zealand Housing Foundation	Delete H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.58	New Zealand Housing Foundation	Delete H5.8.2(20) and move necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.59	New Zealand Housing Foundation	Delete H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.60	New Zealand Housing Foundation	Delete H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.61	New Zealand Housing Foundation	Delete H5.9(1)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.62	New Zealand Housing Foundation	Delete H5.9(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.63	New Zealand Housing Foundation	Amend to clarify that H5.9(3) is only related to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	938.64	New Zealand Housing Foundation	Amend zone description in H6.1 enabling additional height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.65	New Zealand Housing Foundation	Amend Objective H6.2(B1) to include provision for: a variety of housing types, accessibility to public transport, and additional building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.66	New Zealand Housing Foundation	Delete H6.2(1A) or amend it be deleting 'while also achieving a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.67	New Zealand Housing Foundation	Amend Objective H6.2(2) to provide additional building height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.68	New Zealand Housing Foundation	Delete the proposed amendments to Objective H6.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.69	New Zealand Housing Foundation	Retain the existing wording in Objective H6.2(4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.70	New Zealand Housing Foundation	Delete H6.2(5) or amend it be deleting 'a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.71	New Zealand Housing Foundation	Delete Objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.72	New Zealand Housing Foundation	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.73	New Zealand Housing Foundation	Retain proposed Policy H6.3(A1), Policy H6.3(B1), Policy H6.3(C1), Policy H6.3(D1) and Policy H6.3(E1), as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.74	New Zealand Housing Foundation	Amend proposed Policy H6.3(1) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.75	New Zealand Housing Foundation	Amend proposed Policy H6.3(2) to remove term 'high-quality built environment' and add wording to recognise some sites outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.76	New Zealand Housing Foundation	Amend proposed Policy H6.3(A4) to delete 'high-quality built environment', delete the deep soil and canopy tree requirements and insert 'reasonable' as a qualifier to some other requirements of the policy. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.77	New Zealand Housing Foundation	Amend proposed Policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.78	New Zealand Housing Foundation	Retain proposed Policy H6.3(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.79	New Zealand Housing Foundation	Delete proposed Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.80	New Zealand Housing Foundation	Delete proposed Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.81	New Zealand Housing Foundation	Delete proposed Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.82	New Zealand Housing Foundation	Delete proposed Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	938.83	New Zealand Housing Foundation	Amend H6.4(A1) to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	938.84	New Zealand Housing Foundation	Amend Table H6.4.1 to add a wider range of commercial activities at ground floor in walkable catchments as permitted activities up to 100m2 gross floor area. Submission also requires new standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.85	New Zealand Housing Foundation	Add standards to the effect that all commercial activities at ground level and/or street level up to 100m2 gross floor area per premise are to be provided for as a Permitted Activity in Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.86	New Zealand Housing Foundation	Delete Activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	938.87	New Zealand Housing Foundation	Delete Activity H6.4(A2B) and H6.4(A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	938.88	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS within Table H6.4.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	938.89	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	938.90	New Zealand Housing Foundation	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.91	New Zealand Housing Foundation	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.92	New Zealand Housing Foundation	Retain the existing minor protrusion exclusions. HIRB is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard. (H6.6.6)	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.93	New Zealand Housing Foundation	Amend H.6.6.6 to provide for a height in relation to boundary standard of 19 metres and 60 degrees for the first 25 metres of the site (replace 21.5m with 25m).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.94	New Zealand Housing Foundation	Amend H6.6.11(1) to increase the maximum building coverage to 60% for sites in walkable catchments while retaining the 50% standard outside walkable catchments. Delete H6.6.6.11(2) entirely.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.95	New Zealand Housing Foundation	Amend H.6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.96	New Zealand Housing Foundation	Amend Standard H6.6.13 where main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.97	New Zealand Housing Foundation	Delete Standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.98	New Zealand Housing Foundation	Amend Standard H6.6.15 to match MDRS and delete the communal living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.99	New Zealand Housing Foundation	Delete Standard H6.6.19(2) and rely on MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.100	New Zealand Housing Foundation	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.101	New Zealand Housing Foundation	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.102	New Zealand Housing Foundation	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	938.103	New Zealand Housing Foundation	Delete assessment matters in H.6 on significant ecological areas, pedestrian network, deep soil, identified special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.104	New Zealand Housing Foundation	Delete assessment matters in H6.7.1 (1) and H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.105	New Zealand Housing Foundation	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.106	New Zealand Housing Foundation	Amend H6.8.1 (2)(ia) to delete matters of discretion on deep soil, interface with identified special character or scheduled historic heritage place, internal living areas, internal storage, and safe pedestrian access on streets. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.107	New Zealand Housing Foundation	Amend H6.8.1(3) to so that the matter of discretion is on additional height above the standard and to delete (d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.108	New Zealand Housing Foundation	Delete H6.8.1(6) and H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.109	New Zealand Housing Foundation	Delete H6.8.2(1)(f)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.110	New Zealand Housing Foundation	Amend H.6.8.2(2) to delete 'is of a high quality' in (aa), delete (ab(vii), (ac), (ad), (i) and (m) on deep soil, communal spaces, quality and maintenance and safe pedestrian movement on streets and to public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.111	New Zealand Housing Foundation	Delete H6.8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.112	New Zealand Housing Foundation	Amend H6.8.2(5)(f)(iii) to assess effect on the surrounding and neighbouring development only in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.113	New Zealand Housing Foundation	Amend H6.8.2(6) to refer only to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.114	New Zealand Housing Foundation	Delete H6.8.2(12)(e).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.115	New Zealand Housing Foundation	Amend H6.8.2(15)(f) by deleting: 'communal open space' and 'and attractive'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.116	New Zealand Housing Foundation	Amend H.6.8.2(15A) by deleting 'and private vehicle and pedestrian accessways' and 'and /or accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.117	New Zealand Housing Foundation	Delete H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.118	New Zealand Housing Foundation	Delete H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.119	New Zealand Housing Foundation	Delete H6.8.2(20) and move necessary criteria to H6.8.2(1), H6.8.2(2) and H6.8.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.120	New Zealand Housing Foundation	Delete H6.8.2(21)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.121	New Zealand Housing Foundation	Delete H6.9(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.122	New Zealand Housing Foundation	Delete H6.9(2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.123	New Zealand Housing Foundation	Amend H6.9(3) so the information requirements only relate to communal waste collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	938.124	New Zealand Housing Foundation	Retain deletion of H8.6.10.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.125	New Zealand Housing Foundation	Retain deletion of H8.6.12	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.126	New Zealand Housing Foundation	Retain deletion of H8.6.13.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.127	New Zealand Housing Foundation	Retain deletion of H8.6.14.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.128	New Zealand Housing Foundation	Retain deletion of H8.6.15.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.129	New Zealand Housing Foundation	Retain deletion of H8.6.16.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.130	New Zealand Housing Foundation	Retain deletion of H8.6.17.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.131	New Zealand Housing Foundation	Retain deletion of H8.6.18.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.132	New Zealand Housing Foundation	Retain deletion of H8.6.19.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.133	New Zealand Housing Foundation	Retain deletion of H8.6.20.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.134	New Zealand Housing Foundation	Retain deletion of H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	938.135	New Zealand Housing Foundation	Delete proposed Standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A, and revert to the operative standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	938.136	New Zealand Housing Foundation	Delete proposed Standards H8.6.34, and replace with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	938.137	New Zealand Housing Foundation	Amend H9.6.1 to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS77	Keith Maddison	Oppose	938.138	New Zealand Housing Foundation	Retain standard H11.6.1	Business Zones provisions	Metropolitan Centre Zone - provisions
FS77	Keith Maddison	Oppose	938.139	New Zealand Housing Foundation	Amend Standard H10.6.1 Building height to provide for a height of 32.5 metres within all of the Business - Town Centre Zone.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	938.140	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H10.6.2	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	938.141	New Zealand Housing Foundation	Amend Standard H10.6.1 to provide for a height of 24 metres within all of the Business - Local Centre Zone.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	938.142	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H11.6.2	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	938.143	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS77	Keith Maddison	Oppose	938.144	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Height	Height response - other zones
FS77	Keith Maddison	Oppose	938.145	New Zealand Housing Foundation	Retain Standard H12.6.2.	Business Zones provisions	Neighbourhood Centre Zone - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	938.146	New Zealand Housing Foundation	Amend Standard H13.6.1 to provide for a height of 24 metres within all of the Business - Mixed Use Zone.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	938.147	New Zealand Housing Foundation	Retain Standard H13.6.2.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	938.148	New Zealand Housing Foundation	Delete the definition for canopy tree.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	938.149	New Zealand Housing Foundation	Delete the definition for deep soil area.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	938.150	New Zealand Housing Foundation	Clarify definition of landscaped area and amended accordingly. Alternatively, retain the existing definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	938.151	New Zealand Housing Foundation	Amend the plan so that six storeys is applied as a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	938.152	New Zealand Housing Foundation	Amend where six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	938.153	New Zealand Housing Foundation	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	938.154	New Zealand Housing Foundation	Amend pc 78 to include Special Housing Areas.	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	938.155	New Zealand Housing Foundation	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	941.1	Foodstuffs North Island Limited	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	941.2	Foodstuffs North Island Limited	Include a walkable catchment for the Addison Local Centre or include the Addison Local Centre within a walkable catchment that includes all the Takanini Railway Station and the Takanini Town Centre. [Refer to Attachment 2, Map 1 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS77	Keith Maddison	Oppose	941.3	Foodstuffs North Island Limited	Amend the maximum height for the Addison Local Centre to 21m. [Refer to Attachment 2, Map 1 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.4	Foodstuffs North Island Limited	Rezone 162-164 Balmoral Road, Balmoral to Local Centre zone. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.5	Foodstuffs North Island Limited	Amend the maximum height across the site bordered by Balmoral Road, Rocklands Avenue and Mt Balmoral to 21m. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.6	Foodstuffs North Island Limited	Add a walkable catchment for Browns Bay Town Centre. [Refer to Attachment 2, Map 3 of the submission for further details]	Centres - NPS-UD Policy 3d response	Browns Bay Town Centre - extent of intensification
FS77	Keith Maddison	Oppose	941.7	Foodstuffs North Island Limited	Amend the maximum height in the Browns Bay Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	941.8	Foodstuffs North Island Limited	Include a walkable catchment for Clendon Local Centre. [Refer to Attachment 2, Map 4 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS77	Keith Maddison	Oppose	941.9	Foodstuffs North Island Limited	Amend the maximum height in the Clendon Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS77	Keith Maddison	Oppose	941.10	Foodstuffs North Island Limited	Delete Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	941.11	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Town Centre and Ferry Terminal. Refer to Attachment 2, Map 5 of the submission for further details.	Centres - NPS-UD Policy 3d response	Devonport Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	941.12	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Ferry Terminal. [Refer to Attachment 2, Map 5 of the submission for further details]	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	941.13	Foodstuffs North Island Limited	Rezone 360-388 Dominion Road, Mount Eden to Local Centre zone. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.14	Foodstuffs North Island Limited	Amend the height standard for 360-388 Dominion Road, Mount Eden to 21m. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.15	Foodstuffs North Island Limited	Rezone Eastridge Local Centre to Town Centre zone. [Refer to Attachment 2, Map 7 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	941.16	Foodstuffs North Island Limited	Add a walkable catchment for the Eastridge Local Centre. [Refer to Attachment 2, Map 7 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	941.17	Foodstuffs North Island Limited	Amend the maximum height for the Eastridge Local Centre to 50m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.18	Foodstuffs North Island Limited	Amend the height standard for the balance of the land encompassing both sides of the Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land, Eastridge to 32.5 m. [Refer to Attachment 2, Map 7 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	941.19	Foodstuffs North Island Limited	Delete the Special Character notation for 360-388 Dominion Road, Mount Eden.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.20	Foodstuffs North Island Limited	Include a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. [Refer to Attachment 2, Map 8 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS77	Keith Maddison	Oppose	941.21	Foodstuffs North Island Limited	Amend the maximum height standard for the Birkenhead Local Centre to 27m. [Refer to Attachment 2, Map 8 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.22	Foodstuffs North Island Limited	Include a walkable catchment for the Highland Park Town Centre. [Refer to Attachment 2, Map 9 for further details]	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	941.23	Foodstuffs North Island Limited	Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.24	Foodstuffs North Island Limited	Include a walkable catchment for the Hobsonville Local Centre. [Refer to Attachment 2, Map 10 of he submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS77	Keith Maddison	Oppose	941.25	Foodstuffs North Island Limited	Amend the maximum height for the Hobsonville Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.26	Foodstuffs North Island Limited	Rezone Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive to Local Centre zone. [Refer to Attachment 2, Map 11 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	941.27	Foodstuffs North Island Limited	Include a walkable catchment for the requested Lincoln Road Local Centre. [Refer to Attachment 2, Map 11 of the submission for further details]	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	941.28	Foodstuffs North Island Limited	Include a maximum height standard for requested Lincoln Road Local Centre of 21m. [Refer to Attachment 2, Map 11 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.29	Foodstuffs North Island Limited	Include a walkable catchment for the Māngere Town Centre. [Refer to Attachment 2, Map 12 of the submission for further details]	Centres - NPS-UD Policy 3d response	Māngere Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	941.30	Foodstuffs North Island Limited	Amend the maximum height for the Māngere Town Centre to 32.5m. [Refer to Attachment 2, Map 12 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.31	Foodstuffs North Island Limited	Amend the maximum height for the Manurewa Town Centre zone to 32.5m. [Refer to Attachment 2, Map 13 of the submission for further details]	Centres - NPS-UD Policy 3d response	Manurewa Town Centre - extent of intensification
FS77	Keith Maddison	Oppose	941.32	Foodstuffs North Island Limited	Rezone 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World) to Town Centre zone.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.33	Foodstuffs North Island Limited	Include a walkable catchment for the requested May Road Town Centre. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.34	Foodstuffs North Island Limited	Amend the maximum height for the requested May Road Town Centre to 32.5m. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.35	Foodstuffs North Island Limited	Delete the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas from 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World). [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	941.36	Foodstuffs North Island Limited	Include a walkable catchment for the Milford Town Centre. [Refer to Attachment 2, Map 15 of the submission for further details]	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensification
FS77	Keith Maddison	Oppose	941.37	Foodstuffs North Island Limited	Amend the maximum height for the Milford Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	941.38	Foodstuffs North Island Limited	Rezone part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site) to Residential - Terrace Housing and Apartment Buildings Zone. [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	941.39	Foodstuffs North Island Limited	Retain General Business zoning for part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site). [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	941.40	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Mt Albert
FS77	Keith Maddison	Oppose	941.41	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Avondale
FS77	Keith Maddison	Oppose	941.42	Foodstuffs North Island Limited	Amend the maximum height for 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save) to 21m. [Refer to Attachment 2, Map 16 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.43	Foodstuffs North Island Limited	Amend to extend the Panmure RTN walkable catchment to include 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save). [Refer to Attachment 2, Map 17 of the submission for further details]	Walkable Catchments	WC RTN Panmure
FS77	Keith Maddison	Oppose	941.44	Foodstuffs North Island Limited	Amend the maximum height for 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save) to 21m. [Refer to Attachment 2, Map 17 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.45	Foodstuffs North Island Limited	Include a walkable catchment for Orewa Town Centre. [Refer to Attachment 2, Map 18 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

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FS77	Keith Maddison	Oppose	941.46	Foodstuffs North Island Limited	Amend the maximum height for Orewa Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.47	Foodstuffs North Island Limited	Amend the maximum height across the whole Papakura Metropolitan Centre to 40.5m. [Refer to Attachment 2, Map 19 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	941.48	Foodstuffs North Island Limited	Include a walkable catchment for the Remuera Town Centre or amend to include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. [Refer to Attachment 2, Map 20 of the submission for further details]	Centres - NPS-UD Policy 3d response	Remuera Town Centre - extent of intensification
FS77	Keith Maddison	Oppose	941.49	Foodstuffs North Island Limited	Amend the maximum height for the Remuera Town Centre to 32.5m. [Refer to Attachment 2, Map 20 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.50	Foodstuffs North Island Limited	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS77	Keith Maddison	Oppose	941.51	Foodstuffs North Island Limited	Amend the maximum height standard for 2 College Hill Freemans Bay and 220 Victoria Street West Auckland Central (Victoria Park New World) to 50m. [Refer to Attachment 2, Map 22 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.52	Foodstuffs North Island Limited	Rezone 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to Metropolitan Centre Zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	941.53	Foodstuffs North Island Limited	Amend the maximum height for 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to 72m. [Refer to Attachment 2, Map 23 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	941.54	Foodstuffs North Island Limited	Rezone part of 580 Whangaparaoa Road, Stanmore Bay to Local Centre zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	941.55	Foodstuffs North Island Limited	Include a walkable catchment for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay. [Refer to Attachment 2, Map 23 of the submission for further details]	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	941.56	Foodstuffs North Island Limited	Amend the maximum height for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay to 21m. [Refer to Attachment 2, Map 23 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	949.1	Piper Properties Consultants Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.2	Piper Properties Consultants Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	949.3	Piper Properties Consultants Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	949.4	Piper Properties Consultants Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	949.5	Piper Properties Consultants Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	949.6	Piper Properties Consultants Limited	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	949.7	Piper Properties Consultants Limited	Retain proposed amendments to D18.1 Background if the SCAR overlay is retained [as a QM].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.8	Piper Properties Consultants Limited	Delete objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.9	Piper Properties Consultants Limited	Delete policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.10	Piper Properties Consultants Limited	Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.11	Piper Properties Consultants Limited	Delete D18.4(3) if LDR zone is retained as part of the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.12	Piper Properties Consultants Limited	Delete proposed provisions from D18.4.1 Activity Table [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.13	Piper Properties Consultants Limited	Retain proposed provisions from D18.4.1 Activity Table if LDR zone is deleted and a more intensive zoning is applied [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.14	Piper Properties Consultants Limited	Amend standards to be complied with under D18.4.1 to rely on underlying zone to a greater extent [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.15	Piper Properties Consultants Limited	Delete D18.4(3) and D18.4(5) in relation to Special Character Areas Overlay - Business.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	949.16	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.17	Piper Properties Consultants Limited	Delete any duplication of underlying zoning requirements in relation to D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.18	Piper Properties Consultants Limited	Retain D18.6.1A if LDR zone is deleted and a more intensive zoning is applied [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.19	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.1 [refer to page 19 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.20	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.2 [refer to page 20 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.21	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.3 and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 21 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.22	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.4 [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.23	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.5 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.24	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.1 (Building height) [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.25	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.2 (Height in relation to boundary) to rely on underlying zone to a greater extent [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.26	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.3 (Yards) [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.27	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.4 (Building coverage) [refer to page 25 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.28	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.5 (Landscaped area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.29	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.6 (Maximum impervious area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.30	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.7 (Fences) to rely on underlying zone provisions to a greater extent [refer to page 27 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.31	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.1.1 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 28 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.32	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.2.1 [refer to page 29 submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	949.33	Piper Properties Consultants Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	949.34	Piper Properties Consultants Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	949.35	Piper Properties Consultants Limited	Remove reference to QM under E38.1 Introduction [refer to page 30 of the submission for further details].	Subdivision	Urban Subdivision

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FS77	Keith Maddison	Oppose	949.36	Piper Properties Consultants Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.37	Piper Properties Consultants Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.38	Piper Properties Consultants Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.39	Piper Properties Consultants Limited	Delete proposed amendments to E38.3 (13)(31)(32)(33)(34)(35)Policies. [refer to page 31 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.40	Piper Properties Consultants Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission pages 32-33 for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.41	Piper Properties Consultants Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.42	Piper Properties Consultants Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 34 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.43	Piper Properties Consultants Limited	Delete proposed amendments to E38.8.2 [refer to page 34-35 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.44	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.1 [refer to page 35 submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.45	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.2 [refer to page 35-36 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.46	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.1 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.47	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.2 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	949.48	Piper Properties Consultants Limited	Delete LDR zone in its entirety [refer to page 37-39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	949.49	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.50	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	949.51	Piper Properties Consultants Limited	Delete additional objectives (5)-(10) inserted at H5.2 [refer to page 39 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	949.52	Piper Properties Consultants Limited	Delete additional policies (6a)(7)(11)(12)(13)(14)(15)(16)(17) inserted at H5.3 [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	949.53	Piper Properties Consultants Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	949.54	Piper Properties Consultants Limited	Retain proposed provisions under H5.5(4) [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	949.55	Piper Properties Consultants Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.56	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.57	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.58	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.59	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.60	Piper Properties Consultants Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.61	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.62	Piper Properties Consultants Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.63	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.64	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.65	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.66	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.67	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.68	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.69	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.70	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 53 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.71	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to page 54-55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	949.72	Piper Properties Consultants Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA [refer to page 55-56 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.73	Piper Properties Consultants Limited	Delete proposed additions to H5.8.1(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.74	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to pages 56-57 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.75	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.76	Piper Properties Consultants Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.77	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.78	Piper Properties Consultants Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.79	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.80	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.81	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(1)(c) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.82	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.83	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(3)(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.84	Piper Properties Consultants Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.85	Piper Properties Consultants Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Development [refer to pages 63-66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.86	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.87	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to page 67 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.88	Piper Properties Consultants Limited	Retain proposed changes to Assessment criteria at H5.8(6) for height in relation to boundary [refer to page 69 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.89	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.90	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.91	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.92	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.93	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.94	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 73 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.95	Piper Properties Consultants Limited	Retain propose changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.96	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.97	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.98	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.99	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.100	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.101	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.102	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.103	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.104	Piper Properties Consultants Limited	Delete proposed special information requirements under H5.9 [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.105	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	949.106	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to pages 78-79 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	949.107	Piper Properties Consultants Limited	Retain MDRS provisions under H6.1 Zone description [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	949.108	Piper Properties Consultants Limited	Delete changes proposed to H6.2 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.109	Piper Properties Consultants Limited	Delete changes proposed to H6.3 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	949.110	Piper Properties Consultants Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	949.111	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	949.112	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	949.113	Piper Properties Consultants Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	949.114	Piper Properties Consultants Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.115	Piper Properties Consultants Limited	Delete the MDRS standard for ‘up to three dwellings’ under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.116	Piper Properties Consultants Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.117	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.118	Piper Properties Consultants Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.119	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.120	Piper Properties Consultants Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 85 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.121	Piper Properties Consultants Limited	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	949.122	Piper Properties Consultants Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.123	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.124	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 87 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.125	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 88 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.126	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.127	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.128	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	949.129	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.1 Matters of Control [refer to page 91 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.130	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.2 Assessment criteria for Controlled activities [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.131	Piper Properties Consultants Limited	Reject matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.132	Piper Properties Consultants Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.133	Piper Properties Consultants Limited	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.134	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.135	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.136	Piper Properties Consultants Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.137	Piper Properties Consultants Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.138	Piper Properties Consultants Limited	Delete other proposed provisions under H6.8.1 [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.139	Piper Properties Consultants Limited	Delete proposed provisions under H6.8.2 Assessment criteria [refer to page 96 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.140	Piper Properties Consultants Limited	Delete proposed provisions under H6.9 Special Information Requirements [refer to page 103 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	949.141	Piper Properties Consultants Limited	Delete proposed 'Landscaped area definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	949.142	Piper Properties Consultants Limited	Delete proposed 'Service Area' definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.143	Piper Properties Consultants Limited	Delete proposed 'Urban Heat Island' definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	949.144	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	949.145	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	949.146	Piper Properties Consultants Limited	Approve the broad application of MHU as notified.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	949.147	Piper Properties Consultants Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	949.148	Piper Properties Consultants Limited	Reject introduction of QMs and its relationship with the underlying zones to justify lower density zoning [refer to page 5 of submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	949.149	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	949.150	Piper Properties Consultants Limited	Reject LDR zoning for 70-72 Williamson Avenue, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	949.151	Piper Properties Consultants Limited	Reject LDR zoning for 49 Ariki Street, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	949.152	Piper Properties Consultants Limited	Reject aesthetic based character assessments [in relation to Grey Lynn area] [refer to page 10 of submission for details].	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Oppose	949.153	Piper Properties Consultants Limited	Reject approach to application of 800m walkable catchment.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	949.154	Piper Properties Consultants Limited	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	949.155	Piper Properties Consultants Limited	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	949.156	Piper Properties Consultants Limited	Reject inclusion of Combined Wastewater Network as QM.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	949.157	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	949.158	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	971.1	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres, metropolitan centres and rapid transit routes including bus routes throughout the Auckland region.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	971.2	RTJ Property Professionals Limited	Increase the city centre walkable catchment to a minimum of 2,500 metres from the edges of the city centre.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS77	Keith Maddison	Oppose	971.3	RTJ Property Professionals Limited	Increase the metropolitan centre walkable catchment to a minimum of 1,500 metres radius from the edges of metropolitan centres.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS77	Keith Maddison	Oppose	971.4	RTJ Property Professionals Limited	Apply a wider walkable catchment to all rapid transit routes including bus routes throughout the Auckland region. Walkable catchments should be increased to a minimum of 1,500 metres radius from rapid transit centres. In addition they should be applied within 200 metres of any bus route.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	971.5	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres throughout the Auckland region.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS77	Keith Maddison	Oppose	971.6	RTJ Property Professionals Limited	Do not upzone the rail [inferred light rail] corridor allowing more intensive development prior to the route being confirmed.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	971.7	RTJ Property Professionals Limited	Do not restrict development on all sites up-zoned based on Council's failure to provide sufficient waste water treatment and/or water supply infrastructure to cater for the development that has already occurred throughout the Auckland region and is required to satisfy the population growth expected within the Auckland region in the next 30 years.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	971.8	RTJ Property Professionals Limited	Do not restrict the number of sites and units to be accessed from driveways to that currently proposed under the plan change and the current operative plan. Use Christchurch District Plan controls [attached].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	971.9	RTJ Property Professionals Limited	See PC79 (Amendments to the transport provisions)	Other Plan Change	0
FS77	Keith Maddison	Oppose	971.10	RTJ Property Professionals Limited	Provide more and better infrastructure such as more frequent public transport to support the increased population, and provide more dedicated bus lanes.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	1066.1	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	1066.2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape assessment, D11.9.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1066.3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed mapping extent of the Waitākere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1066.4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed information requirement at D12.9 "An ecological assessment and landscape assessment prepared by a suitably qualified specialist may be required as part of a subdivision application, commensurate with the scale and likely effects of the proposed development".	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.5	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS77	Keith Maddison	Oppose	1066.6	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1066.7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1066.8	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new rules (D14.4.1(A7A) – (A7D)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1066.9	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain existing standards D14.6.1 (Height) and D14.6.3.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.10	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1066.11	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1066.12	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1066.13	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1066.14	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new Policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.15	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1066.16	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1066.17	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended matters of discretion - D15.8.1(1) and (2) and assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1066.18	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1066.19	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove local and public views as a Qualifying Matter.	Qualifying Matters Other	Local Public Views (D16)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.20	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed provisions (Historic Heritage overlay as a qualifying matter)	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1066.24	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new introductory statement (3) to D18.4 Activity table if Low Density Residential zone is deleted from the Unitary Plan (preferred). Alternatively, delete the proposed introductory statement (3) to D18.4 Activity table if the Low Density Residential zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.25	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions significantly amending Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain provisions if underlying Low Density Residential zone is deleted and a more intensive zoning is applied. Amend standards to be complied with to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.26	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	1066.27	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent). Alternatively, retain provisions if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.28	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.29	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.30	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.31	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	1066.32	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	1066.33	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.34	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.2 'Height in relation to boundary' and amendments to existing standard D18.6.1.2 'Height in relation to boundary'. Rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.35	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.3 'Yards' and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.36	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.37	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.38	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.6 'Maximum impervious area' and amendments to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.39	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.7. 'Fences, walls and other structures' and amendments/additions to existing standard D18.6.1.7 'Fences, walls and other structures', rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.40	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at D18.8.1.1, addition to matter of discretion D18.8.1.1(2), replacement matter of discretion D18.8.1.1(3) and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.41	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1066.42	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new statement inserted under heading E36. Natural hazards and flooding: 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' Delete number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. Delete a amendment to E36.1. Background.	Qualifying Matters Other	Natural Hazards that are less than significant
FS77	Keith Maddison	Oppose	1066.43	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendment to E38.1. Introduction.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.44	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.2. Objectives.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.45	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to Qualifying Matters, particularly the mapped Infrastructure Constraints in amendments to E38.2. Objectives.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.46	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to Table E38.4.2 Activity table - Subdivision in residential zones.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.47	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new addition of E38.8.1A. Standards – residential controlled activities activity applications. Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply. Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.48	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.8.2. Standards – residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.49	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.1. Matters of control.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.50	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.2. Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.51	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.1. Matters of discretion.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.52	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.2. Assessment criteria.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1066.53	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain application of Single House zone to periphery of the region.	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriateness of QMs (Other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.55	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain mapped extent of the Mixed Housing Suburban zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1066.56	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the provisions of the Mixed Housing Suburban zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS77	Keith Maddison	Oppose	1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1066.59	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H5.2.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.60	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H5.3.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1066.61	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new clarifying statement and rules introduced H5.4.1 Activity Table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1066.62	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions H5.5(1).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1066.63	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed new standard H5.6.3A 'Number of dwellings per site'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.64	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	1066.65	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.66	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H5.6.5 HiRB amended to accord with MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.67	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.8 Yards to accord with MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.68	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete table H5.6.8.2 (riparian / lakeside / coastal protection yard).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.69	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.10 Building coverage to incorporate MDRS requirement.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.70	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H5.6.10(2) Building coverage requirement from the zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.71	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.11 Landscaped area to incorporate MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.72	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H5.6.11 Landscaped area not required by MDRS .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.73	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.12 Outlook space to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.74	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Support amendment to existing H5.6.12 Outlook space standard reducing outlook space requirement to 5m for four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.75	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to existing H5.6.12 Outlook space standard for four or more dwellings or otherwise amend to address reasons identified in submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.76	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.14 Outdoor living space to give effect to MDRS requirements for up to three dwellings	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.77	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to Standard H5.6.14 Outdoor living space.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.78	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.79	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.19 'Deep soil area and canopy tree'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.80	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.20 'Safety and privacy buffer from private pedestrian and vehicle accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.81	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.21 'Residential waste management'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1066.82	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H5.7.1(1) and assessment criteria H5.7.2(1).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.83	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.84	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain deletion of 'intensity' from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria; and delete other amendments from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.85	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete 'intensity' from H5.8.1(3)(a)(i) matters of matters of discretion and H5.8.2(1)(b)(i) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.86	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.87	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H5.8.1 (1)-(2) matters of discretion and H5.8.2 (1)-(2) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.88	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.1(3) matters of discretion and H5.8.2(3) assessment criteria provisions for IRDs.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.89	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.90	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(4) building height assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.91	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H5.8.2(6) HiRB assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.92	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(9) yards assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.93	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(10) maximum impervious areas assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.94	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(11) building coverage assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.95	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(12) landscaped area assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.96	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(13) outlook space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.97	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(14) daylight assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.98	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15) outdoor living space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.99	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15A) assessment criteria provisions for windows to street and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.100	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(16) assessment criteria provisions for front, side and rear walls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.101	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(17) assessment criteria provisions for minimum dwelling size.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.102	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(18) assessment criteria provisions for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.103	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(19) assessment criteria provisions for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.104	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(20) residential waste assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.105	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(21) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.106	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(22) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.107	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed special information requirements at H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.110	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Approve proposed amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1066.111	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H6.2.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1066.112	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H6.3.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1066.113	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in Activity Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1066.114	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions (H6.5(5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.115	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.116	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.117	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the MDRS H6.6.5 Height standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.118	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable at least six-storey development across in H6.6.5 Height Standards the zone.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1066.119	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H6.6.6-H6.6.8 Height in relation to boundary provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.120	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H6.6.11(2) Building coverage requirement from the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.121	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in standard H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.122	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H6.6.13 Outlook Space	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.123	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H6.6.13 Outlook space which support reduction of outlook space to 5m. Opposed requirement for outlook from 4+ dwellings to align with outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.124	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendment to existing H6.6.15 Outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.125	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to existing H6.6.19 Windows to Street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.126	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to standard H6.6.20 Deep soil area and canopy trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.127	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H6.6.21 'Safety and privacy buffer to private pedestrian and vehicle accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.128	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H6.6.22 'Residential waste management'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1066.129	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H6.7.1(1) and assessment criteria H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.130	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(6).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.131	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.132	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7) relating to mapped stormwater disposal constraints.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS77	Keith Maddison	Oppose	1066.133	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.134	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.135	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(22) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.136	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Stormwater Disposal Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS77	Keith Maddison	Oppose	1066.137	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.138	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the proposed deletion of 'intensity' from matters of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.139	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H6.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.140	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.1 (1)-(2) matters of discretion and H6.8.2 assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.141	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.2(3),(5)-(6), (11)-(13),(15A),(17)-(22) assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.142	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H6.9. Special information requirements provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1066.143	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.1 zone provisions that directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.144	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.1 zone provisions relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions

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FS77	Keith Maddison	Oppose	1066.145	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.2 objectives relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.146	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character and all other proposed changes to H8.2 objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.147	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.3 policies relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.148	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend references to 'human scale' to better define / describe the outcomes sought, along with amending prescriptive nature of policies relating to built form and massing standards, and retain all other proposed changes to H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.149	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.4.1 Activity table provisions relating to qualifying matters and retain all other proposed changes qualifying matters and retain all other.	Business Zones provisions	City Centre Zone - all other provisions

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FS77	Keith Maddison	Oppose	1066.150	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.2. General building height provisions.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1066.151	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.5. Harbour edge height control plane provisions.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1066.152	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1066.153	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative provision H8.6.8(1)(b).	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1066.154	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.9. Rooftops provisions as proposed.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.155	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.10-H8.6.21 provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1066.156	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.23. Streetscape improvement and landscaping provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1066.157	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1066.158	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed Standard H8.6.24A Maximum east-west tower dimension provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1066.159	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25 Building frontage alignment and height.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.160	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25A Building setback from boundaries: provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1066.161	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard H8.6.34. Through-site links provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.162	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(6) Matters of discretion provisions or otherwise amend as requested by: deleting any reference to 'existing' built form and character; deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.163	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(8B) Maximum east-west tower dimension matters of discretion provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1066.164	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(9) matters of discretion provisions.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.165	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed at H8.8.1(16) matters of discretion provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.166	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend proposed H8.8.2(1) and H8.8.2(6) assessment provisions by: deleting any reference to 'existing' built form and character; and deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1066.167	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(8B) Maximum east-west tower dimension assessment criteria provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1066.168	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(9) assessment criteria provisions.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1066.169	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.1. Zone description.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.170	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.1. Zone description	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1066.171	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.2. objectives.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1066.172	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.2. objectives.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1066.173	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.3. objectives.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.174	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.3. policies.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1066.175	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in purpose of Standard H13.6.1. Building height.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1066.176	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1066.177	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1066.178	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed service area definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1066.179	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed urban heat island definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1066.180	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Apply the Height Variation Control to 39 Launch Road, Hobsonville to enable height of 35m across the northern end of the property. [Refer to pages 8 and 9 of the submission for detail].	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS77	Keith Maddison	Oppose	1073.1	Fulton Hogan Land Development Limited	Retain Residential MHU and THAB zoning within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1073.2	Fulton Hogan Land Development Limited	Retain the Wainui precinct provisions as notified - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS77	Keith Maddison	Oppose	1073.3	Fulton Hogan Land Development Limited	Delete the Infrastructure – Water and/or Wastewater Constraints Control as it applies within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS77	Keith Maddison	Oppose	1073.4	Fulton Hogan Land Development Limited	Amend H5.1 Zone description to clarify that the Residential MHU zone has a role in the reduction in carbon emissions through promoting a compact urban form [refer to Appendix 1, page 5 of submission for details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.5	Fulton Hogan Land Development Limited	Retain Objective H5.2(A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.6	Fulton Hogan Land Development Limited	Retain Objective H5.2(B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.7	Fulton Hogan Land Development Limited	Amend H5.2(1) to 'Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.8	Fulton Hogan Land Development Limited	Approve deletion of Objective H5.2(2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.9	Fulton Hogan Land Development Limited	Retain operative objective H5.2(3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.10	Fulton Hogan Land Development Limited	Retain Objective H5.2(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.11	Fulton Hogan Land Development Limited	Delete Objective H5.2(5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.12	Fulton Hogan Land Development Limited	Amend Objective H5.2(6) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.13	Fulton Hogan Land Development Limited	Amend Objective H5.2(7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects. Development is supported by adequate infrastructure and services.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.14	Fulton Hogan Land Development Limited	Amend H5.2(8) to 'Enable a safe street environment, including passive surveillance for pedestrians within and adjacent to developments.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.15	Fulton Hogan Land Development Limited	Delete Objective H5.2(9) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.16	Fulton Hogan Land Development Limited	Delete Objective H5.2(10) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.17	Fulton Hogan Land Development Limited	Retain policy H5.3. (A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.18	Fulton Hogan Land Development Limited	Retain policy H5.3. (B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.19	Fulton Hogan Land Development Limited	Retain policy H5.3. (C1) as notified.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.20	Fulton Hogan Land Development Limited	Retain policy H5.3. (D1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.21	Fulton Hogan Land Development Limited	Retain policy H5.3. (E1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.22	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (1) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.23	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.24	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.25	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (4) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.26	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.27	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (6) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.28	Fulton Hogan Land Development Limited	Delete and replace H5.3. (6A) with additional policies under the heading Planned Built Character and Street Environment [refer to Appendix 1, page 6 and 7 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.29	Fulton Hogan Land Development Limited	Retain operative policy H5.3. (7); proposed deletion opposed - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.30	Fulton Hogan Land Development Limited	Retain policy H5.3. (8) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.31	Fulton Hogan Land Development Limited	Retain policy H5.3. (9) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.32	Fulton Hogan Land Development Limited	Retain policy H5.3. (10) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.33	Fulton Hogan Land Development Limited	Delete policy H5.3. (11) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.34	Fulton Hogan Land Development Limited	Amend policy H5.3. (12) to 'Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.35	Fulton Hogan Land Development Limited	Amend policy H5.3. (13) to 'Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.36	Fulton Hogan Land Development Limited	Delete policy H5.3. (14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.37	Fulton Hogan Land Development Limited	Delete policy H5.3. (15) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.38	Fulton Hogan Land Development Limited	Delete policy H5.3. (16) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1073.39	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.40	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.41	Fulton Hogan Land Development Limited	Amend H5.4.1. (A3) to comply with standards as outlined in submission [refer to Appendix 1, page 8 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.42	Fulton Hogan Land Development Limited	Amend H5.4.1. (A4) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.43	Fulton Hogan Land Development Limited	Amend H5.4.1. (A8) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.44	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.45	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.46	Fulton Hogan Land Development Limited	Amend H5.4.1. (A30A) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.47	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.48	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS77	Keith Maddison	Oppose	1073.49	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.50	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.51	Fulton Hogan Land Development Limited	Delete H5.4.1. (A32B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.52	Fulton Hogan Land Development Limited	Retain H5.4.1. (A33) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.53	Fulton Hogan Land Development Limited	Amend H5.5 (5) to comply with standards as outlined in submission [refer to Appendix 1, page 11 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.54	Fulton Hogan Land Development Limited	Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.55	Fulton Hogan Land Development Limited	[Delete H5.6.3C (Dwellings within the Infrastructure –Stormwater Disposal Constraints Control)] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1073.56	Fulton Hogan Land Development Limited	Retain H5.6.4. (Building height) as notified.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.57	Fulton Hogan Land Development Limited	Retain H5.6.5. (1), H5.6.5. (2A), H5.6.5. (3), H5.6.5. (4), H5.6.5. (5), H5.6.5. (6), H5.6.5. (7) (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.58	Fulton Hogan Land Development Limited	Reject deletion of H5 6.5 (2)(b) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.59	Fulton Hogan Land Development Limited	Approve deletion of H5.6.6. (Alternative height in relation to boundary) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.60	Fulton Hogan Land Development Limited	Approve deletion of H5.6.7. (Height in relation to boundary adjoining lower intensity zones) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.61	Fulton Hogan Land Development Limited	Retain H5.6.8. (Yards) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.62	Fulton Hogan Land Development Limited	Retain H5.6.9. (Maximum impervious area) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.63	Fulton Hogan Land Development Limited	Amend H5.6.10 (Building coverage) by deleting additional provisions for sites subject to the Significant Ecological Area Overlay - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.64	Fulton Hogan Land Development Limited	Amend H5.6.11 (Landscaped area) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.65	Fulton Hogan Land Development Limited	Amend H5.6.12. (Outlook space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.66	Fulton Hogan Land Development Limited	Delete H5.6.13. (Daylight) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.67	Fulton Hogan Land Development Limited	Amend H5.6.14. (Outdoor living space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.68	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H5.6.14. (Outdoor living space) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.69	Fulton Hogan Land Development Limited	Amend H5.6.15 (Front, side and rear fences and walls) to increase height to 2.5m within the side and rear yards - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.70	Fulton Hogan Land Development Limited	Amend H5.6.16 (Minimum dwelling size) to 40m² for one bedroom dwellings - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	1073.71	Fulton Hogan Land Development Limited	Amend H5.6.17 (2) to 'Rainwater tanks located within a required outlook area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.72	Fulton Hogan Land Development Limited	Amend H5.6.17 (3) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m2 of the required 20m2 area.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.73	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission [refer to page 13 of submission for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.74	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission. If standard is retained amend as described [refer to page 13 for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.75	Fulton Hogan Land Development Limited	Delete H5.6.19 (Deep soil area and canopy tree) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.76	Fulton Hogan Land Development Limited	Delete H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.77	Fulton Hogan Land Development Limited	Delete H5.6.21 (Residential waste management) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1073.78	Fulton Hogan Land Development Limited	Amend H5.8.1.(2) as set out in the submission [refer to page 14 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.79	Fulton Hogan Land Development Limited	Amend H5.8.1.(3) as set out in the submission [refer to page 15 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.80	Fulton Hogan Land Development Limited	Retain H5.8.1.(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.81	Fulton Hogan Land Development Limited	Approve deletion of H5.8.1.(5) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.82	Fulton Hogan Land Development Limited	Delete H5.8.1.(6) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.83	Fulton Hogan Land Development Limited	Delete H5.8.1.(7) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.84	Fulton Hogan Land Development Limited	Delete H5.8.2.(2) to align with operative AUP approach as discussed in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.85	Fulton Hogan Land Development Limited	Delete H5.8.2.(2)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.86	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications achieve the matters outlined in the submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.87	Fulton Hogan Land Development Limited	Delete H5.8.2.(3)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.88	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications that infringe maximum height achieve policies as outlined in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.89	Fulton Hogan Land Development Limited	Retain H5.8.2.(5) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.90	Fulton Hogan Land Development Limited	Delete H5.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(6C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.91	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(7) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.92	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(8) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.93	Fulton Hogan Land Development Limited	Retain H5.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.94	Fulton Hogan Land Development Limited	Retain H5.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.95	Fulton Hogan Land Development Limited	Amend H5.8.2.(11) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.96	Fulton Hogan Land Development Limited	Retain H5.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.97	Fulton Hogan Land Development Limited	Retain H5.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.98	Fulton Hogan Land Development Limited	Delete H5.8.2.(14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.99	Fulton Hogan Land Development Limited	Amend H5.8.2.(15) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.100	Fulton Hogan Land Development Limited	Amend H5.8.2.(15A) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.101	Fulton Hogan Land Development Limited	Retain H5.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.102	Fulton Hogan Land Development Limited	Amend H5.8.2.(17) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.103	Fulton Hogan Land Development Limited	Delete H5.8.2.(18) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.104	Fulton Hogan Land Development Limited	Delete H5.8.2.(19) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.105	Fulton Hogan Land Development Limited	Delete H5.8.2.(20) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.106	Fulton Hogan Land Development Limited	Delete H5.8.2.(21) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.107	Fulton Hogan Land Development Limited	Delete H5.8.2.(22) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.108	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.109	Fulton Hogan Land Development Limited	Delete H5.9(2) Deep Soil Area and Canopy Tree. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.110	Fulton Hogan Land Development Limited	Delete H5.9 Residential waste management requirements - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1073.111	Fulton Hogan Land Development Limited	Amend H6.1 Zone description as outlined in submission [refer to page 20 of submission for details] - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.112	Fulton Hogan Land Development Limited	Delete 'Urban heat island'. See page 40 of submission	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.113	Fulton Hogan Land Development Limited	Retain objective H6.2 (B1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	1073.114	Fulton Hogan Land Development Limited	Retain objective H6.2 (1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.115	Fulton Hogan Land Development Limited	Delete objective H6.2 (1A) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.116	Fulton Hogan Land Development Limited	Amend objective H6.2 (2) to 'Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. contributes to the creation of neighbourhoods with a high density residential built character, in a variety of forms comprising residential buildings generally up to five storeys.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.117	Fulton Hogan Land Development Limited	Retain operative H6.2 (3) objective - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.118	Fulton Hogan Land Development Limited	Retain objective H6.2 (4) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.119	Fulton Hogan Land Development Limited	Amend objective H6.2 (5) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change and supports a reduction in carbon emissions..' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.120	Fulton Hogan Land Development Limited	Delete objective H6.2 (6) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.121	Fulton Hogan Land Development Limited	Amend objective H6.2 (7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects supported by adequate infrastructure and services.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.122	Fulton Hogan Land Development Limited	Amend objective H6.2 (8) to 'Enable safer pedestrian movement within the immediate locality of higher density - THAB zone. developments to ensure ease of pedestrian movement to the rapid transport stops as safe street environment, including passive surveillance, for pedestrians within and adjacent to developments.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.123	Fulton Hogan Land Development Limited	Delete objective H6.2 (9) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.124	Fulton Hogan Land Development Limited	Retain policy H6.3 (A1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.125	Fulton Hogan Land Development Limited	Retain policy H6.3 (B1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.126	Fulton Hogan Land Development Limited	Retain policy H6.3 (C1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.127	Fulton Hogan Land Development Limited	Retain policy H6.3 (D1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.128	Fulton Hogan Land Development Limited	Retain policy H6.3 (E1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.129	Fulton Hogan Land Development Limited	Delete policy H6.3 (1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.130	Fulton Hogan Land Development Limited	Delete policy H6.3 (2) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.131	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (3). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.132	Fulton Hogan Land Development Limited	Delete H6.3 (A4) and replace with policies as outlined in the submission [refer to page 22 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.133	Fulton Hogan Land Development Limited	Delete policy H6.3 (4). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.134	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.135	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (6) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	1073.136	Fulton Hogan Land Development Limited	Retain H6.3 (7) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.137	Fulton Hogan Land Development Limited	Retain operative H6.3 (8) policy. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.138	Fulton Hogan Land Development Limited	Retain policy H6.3 (9) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.139	Fulton Hogan Land Development Limited	Retain H6.3 (10) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.140	Fulton Hogan Land Development Limited	Delete policy H6.3 (11). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.141	Fulton Hogan Land Development Limited	Amend policy H6.3 (12) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 23 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.142	Fulton Hogan Land Development Limited	Amend policy H6.3 (13) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 24 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.143	Fulton Hogan Land Development Limited	Delete policy H6.3 (14) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.144	Fulton Hogan Land Development Limited	Delete policy H6.3 (15). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1073.145	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.146	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.147	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A3) as outlined in submission [refer to page 24 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.148	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A4) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.149	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.150	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3C). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.151	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.152	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.153	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.154	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.155	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.156	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.157	Fulton Hogan Land Development Limited	Delete H6.4.1 (A33b). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.158	Fulton Hogan Land Development Limited	Retain H6.4.1 (A35) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.159	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.5 (5) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1073.160	Fulton Hogan Land Development Limited	Delete H6.6.4B. (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.161	Fulton Hogan Land Development Limited	Delete H6.6.4C. (Dwellings within the Infrastructure - Stormwater Disposal Constraints Control).- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.162	Fulton Hogan Land Development Limited	Amend H6.6.5 (Building Height) to provide for 8 storey development as a minimum throughout the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.163	Fulton Hogan Land Development Limited	Delete the different height limits that apply inside and outside walkable catchments.- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.164	Fulton Hogan Land Development Limited	Amend H6.6.6(1), H6.6.6(2a), H6.6.6(3), H6.6.6(4), H6.6.6(5), H6.6.6(6), H6.6.6(7) (Height in relation to boundary) to apply the walkable catchment standard to the entire THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.165	Fulton Hogan Land Development Limited	Reject deletion of H5 6.6 (2b) (Height in relation to boundary (on open space zone boundaries) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.166	Fulton Hogan Land Development Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.167	Fulton Hogan Land Development Limited	Retain H6.6.9. (Yards) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.168	Fulton Hogan Land Development Limited	Retain H6.6.10. (Maximum impervious area) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.169	Fulton Hogan Land Development Limited	Amend H6.6.11. (Building coverage) to align with MDRS. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.170	Fulton Hogan Land Development Limited	Delete additional provisions for sites subject to the Significant Ecological Area Overlay under H6.6.11. (Building coverage. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.171	Fulton Hogan Land Development Limited	Apply H6.6.12. (Landscaped area) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.172	Fulton Hogan Land Development Limited	Apply H6.6.12. (Outlook space) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.173	Fulton Hogan Land Development Limited	Delete H6.6.13. (Daylight). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.174	Fulton Hogan Land Development Limited	Apply H6.6.15. (Outdoor living space) MDRS correctly to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.175	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H6.6.15. (Outdoor living space). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.176	Fulton Hogan Land Development Limited	Amend H6.6.16(1)(b) (Front, side and rear fences and walls) to increase height of side and rear yards to 2.5m. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.177	Fulton Hogan Land Development Limited	Amend H6.6.17(1)(b) (Minimum dwelling size) to refer to 40m².- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.178	Fulton Hogan Land Development Limited	Amend H6.6.18(2) [3] (Rainwater tanks) to 'Rainwater tanks located within a required outlook space area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.179	Fulton Hogan Land Development Limited	Amend H6.6.18(3) [4] (Rainwater tanks) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m² of the required 20m² area.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.180	Fulton Hogan Land Development Limited	Delete H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.181	Fulton Hogan Land Development Limited	Amend H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as outlined in submission if standard is retained [refer to page 30 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.182	Fulton Hogan Land Development Limited	Delete H6.6.20. (Deep soil area and canopy tree). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.183	Fulton Hogan Land Development Limited	Delete H6.6.21. (Safety and privacy buffer to private pedestrian and vehicle accessways). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.184	Fulton Hogan Land Development Limited	Delete H6.6.22. (Residential waste management). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1073.185	Fulton Hogan Land Development Limited	Amend H6.8.1.(2) as outlined in submission [refer to page 31 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.186	Fulton Hogan Land Development Limited	Amend H6.8.1.(3) as outlined in submission [refer to page 32 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.187	Fulton Hogan Land Development Limited	Amend H6.8.1.(4) as outlined in submission [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.188	Fulton Hogan Land Development Limited	Approve deletion of H6.8.1.(5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.189	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(6) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.190	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(7) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.191	Fulton Hogan Land Development Limited	Delete H6.8.2.(2) and replace to align with operative AUP approach [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.192	Fulton Hogan Land Development Limited	Delete H6.8.2.(3) and replace to align with operative AUP approach [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.193	Fulton Hogan Land Development Limited	Delete H6.8.2.(5) and assess the extent that applications that infringe maximum height achieve policies as outlined in the submission [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.194	Fulton Hogan Land Development Limited	Delete H6.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(CA) [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.195	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(7). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.196	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(8). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.197	Fulton Hogan Land Development Limited	Retain H6.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.198	Fulton Hogan Land Development Limited	Retain H6.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.199	Fulton Hogan Land Development Limited	Amend H6.8.2.(11) as outlined in submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.200	Fulton Hogan Land Development Limited	Retain H6.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.201	Fulton Hogan Land Development Limited	Retain H6.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.202	Fulton Hogan Land Development Limited	Delete H6.8.2.(14). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.203	Fulton Hogan Land Development Limited	Amend H6.8.2.(15) as outlined in the submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.204	Fulton Hogan Land Development Limited	Amend H6.8.2.(15A) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.205	Fulton Hogan Land Development Limited	Retain H6.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.206	Fulton Hogan Land Development Limited	Amend H6.8.2.(17) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.207	Fulton Hogan Land Development Limited	Delete H6.8.2.(18). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.208	Fulton Hogan Land Development Limited	Delete H6.8.2.(19). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.209	Fulton Hogan Land Development Limited	Delete H6.8.2.(20). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.210	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.211	Fulton Hogan Land Development Limited	Delete H6.8.2.(22) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.212	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.213	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.214	Fulton Hogan Land Development Limited	Delete H5.6.9(2) Deep soil area and canopy tree and 'special information requirements' of H5.6.11. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.215	Fulton Hogan Land Development Limited	Delete H5.6.9(3) Residential waste management and 'special information requirements' of H5.6.11 - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1073.216	Fulton Hogan Land Development Limited	Delete objective E38.2 (10)(d) and E38.2 (10)(e).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.217	Fulton Hogan Land Development Limited	Retain objective E38.2 (11) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.218	Fulton Hogan Land Development Limited	Retain policy E38.3 (13) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.219	Fulton Hogan Land Development Limited	Delete policy E38.3 (31) - servicing.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.220	Fulton Hogan Land Development Limited	Delete policy E38.3 (32) - transport infrastructure.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.221	Fulton Hogan Land Development Limited	Retain policies E38.3 (33), E38.3 (34) and E38.3 (35) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.222	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13A) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.223	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13B) as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.224	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13D) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.225	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13E) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.226	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13F) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.227	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13G) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.228	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29A).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.229	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29B).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.230	Fulton Hogan Land Development Limited	Retain E38.5(2A) as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.231	Fulton Hogan Land Development Limited	Amend standards to be complied with under E38.5(2B) as outlined in submission [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.232	Fulton Hogan Land Development Limited	Add the notes under E38.8.1.2 to the versions in the Unitary Plan [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.233	Fulton Hogan Land Development Limited	Retain E38.8.1A as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.234	Fulton Hogan Land Development Limited	Retain E38.8.1A.2 as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.235	Fulton Hogan Land Development Limited	Delete E38.8.2.4. as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.236	Fulton Hogan Land Development Limited	Delete E38.8.2.7.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.237	Fulton Hogan Land Development Limited	Delete E38.8.2.8.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.238	Fulton Hogan Land Development Limited	Retain E38.11.1 as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.239	Fulton Hogan Land Development Limited	Retain E38.11.2 as notified.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.240	Fulton Hogan Land Development Limited	Delete E38.12.1 (10).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.241	Fulton Hogan Land Development Limited	Delete E38.12.1 (11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.242	Fulton Hogan Land Development Limited	Delete E38.12.2 (10).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.243	Fulton Hogan Land Development Limited	Delete E38.12.2 (11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1073.244	Fulton Hogan Land Development Limited	Retain MDRS as notified.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.245	Fulton Hogan Land Development Limited	Retain Accessible car park as notified.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1073.246	Fulton Hogan Land Development Limited	Delete 'Canopy tree'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.247	Fulton Hogan Land Development Limited	Delete 'Coastal erosion hazard area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.248	Fulton Hogan Land Development Limited	Delete 'Deep soil area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.249	Fulton Hogan Land Development Limited	Retain 'Dwelling' as notified.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.250	Fulton Hogan Land Development Limited	Retain 'Floodplain' as notified.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.251	Fulton Hogan Land Development Limited	Retain operative definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.252	Fulton Hogan Land Development Limited	Retain 'Relevant residential zone' as notified.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.253	Fulton Hogan Land Development Limited	Delete 'Servicing area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1073.254	Fulton Hogan Land Development Limited	Delete 'Urban heat island'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1079.1	The Coalition for More Homes	Approve intensification plan change [inferred] in isthmus suburbs [refer to page 5 of submission for definition of 'Isthmus suburbs'].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1079.2	The Coalition for More Homes	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1079.3	The Coalition for More Homes	Remove Special Character Overlay Business, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS77	Keith Maddison	Oppose	1079.4	The Coalition for More Homes	Amend criteria for determining Residential Special Character Areas to reflect elements of street and not individual houses if SCAR overlay retained. Underlying zoning should be the zoning that would apply if SCAR did not apply.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS77	Keith Maddison	Oppose	1079.5	The Coalition for More Homes	Increase maximum building height within WCs to at least 23m / 6 storeys.	Height	Residential Height - Technical Elements (storeys to height)
FS77	Keith Maddison	Oppose	1079.6	The Coalition for More Homes	Increase maximum building height within WC surrounding Newmarket metropolitan centre to at least 35m / 10 storeys	Height	RTN WC Intensification response
FS77	Keith Maddison	Oppose	1079.7	The Coalition for More Homes	Increase maximum building height within WC surrounding all train stations in the isthmus to at least 35m / 10 storeys (excluding Te Papapa and Onehunga)	Height	RTN WC Intensification response
FS77	Keith Maddison	Oppose	1079.8	The Coalition for More Homes	Amend height limit to at least 8 storeys / 29m for all other walkable catchments in the isthmus [i.e. Avondale to Otahuhu].	Height	RTN WC Intensification response
FS77	Keith Maddison	Oppose	1079.9	The Coalition for More Homes	Approve at least 6-storey buildings in all other walkable catchments outside of Isthmus [i.e. outside of area bound by Avondale to Otahuhu].	Height	RTN WC Intensification response
FS77	Keith Maddison	Oppose	1079.10	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	1079.11	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Height	RTN WC Intensification response
FS77	Keith Maddison	Oppose	1079.12	The Coalition for More Homes	Amend height for THAB sites in the isthmus [Avondale to Otahuhu] which are outside walkable catchments, to at least 6 storeys / 23m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.13	The Coalition for More Homes	Retain Integrated Residential Development as an activity in lower density zones.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1079.14	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.15	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.16	The Coalition for More Homes	Approve standards that enable a mix of activities.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1079.17	The Coalition for More Homes	Approve standards that enable a mix of activities.	Business Zones provisions	Business Zones (General or other)
FS77	Keith Maddison	Oppose	1079.18	The Coalition for More Homes	Approve the introduction of Statutory Design Guidance for apartments and medium density in Auckland.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1079.19	The Coalition for More Homes	Include 'Frequent Bus' services in the definition of 'Rapid Transit Service' where they have bus lanes or transit lanes along most of their route.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	1079.20	The Coalition for More Homes	Rezone land within walkable catchment of bus corridors with frequent services and extensive bus priority to enable at least 6 storeys.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1079.21	The Coalition for More Homes	Include arterial corridors within the isthmus [Avondale to Otahuhu] with planned or existing bus priority in the definition of 'Rapid Transit Service' and apply walkable catchment to these corridors.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.22	The Coalition for More Homes	Include the bus corridor from Great North Road (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.23	The Coalition for More Homes	Include the bus corridor from Sandringham Road (from Mt Albert Road to New North Road served by the 24 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.24	The Coalition for More Homes	Include the bus corridor from Dominion Road (from Denbigh Avenue to View Road, served by the 25 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.25	The Coalition for More Homes	Include the bus corridor from Mt Eden Road (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.26	The Coalition for More Homes	Include the bus corridor from Manukau Road (from Onehunga to Broadway, served by the 30 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.27	The Coalition for More Homes	Include the bus corridor from Great South Road (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.28	The Coalition for More Homes	Include the bus corridor from Remuera Road (from Broadway to McFarland St, served by the 75 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.29	The Coalition for More Homes	Include Te Papapa and Onehunga Train Stations as rapid transit stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1079.30	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops

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FS77	Keith Maddison	Oppose	1079.31	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops
FS77	Keith Maddison	Oppose	1079.32	The Coalition for More Homes	Rezone land around Constellation Station (within 800m of station) to enable residential uses as a permitted activity.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1079.33	The Coalition for More Homes	Rezone land to (Business) Mixed Use Zone for land within walkable catchments of rapid transit stations (e.g. Sunnyvale, Fruitvale Road, Meadowbank stations).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1079.34	The Coalition for More Homes	Add low intensity commercial activities such as dairies and cafes up to 100m2 GFA as a permitted activity in the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1079.35	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	1079.36	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS77	Keith Maddison	Oppose	1079.37	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	1079.38	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	1079.39	The Coalition for More Homes	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1079.40	The Coalition for More Homes	Increase height limits in highly accessible Town Centres, like those with a station on the rapid transit network, such as Avondale, Onehunga, Greenlane and Mt Albert.	Height	RTN WC Intensification response
FS77	Keith Maddison	Oppose	1079.41	The Coalition for More Homes	Amend height in relation to boundary provisions to at least 19m + 60 degrees in areas where submission recommends at least 6 storeys and at least 16m + 60 degrees where submission recommends at least 5 storeys, so as to enable perimeter block housing. Refer to submission for details.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1079.42	The Coalition for More Homes	Approve standards that will enable perimeter block housing in walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.43	The Coalition for More Homes	Delete Standard H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.44	The Coalition for More Homes	Delete Standard H6.6.21 Safety and privacy buffer from private pedestrian vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.45	The Coalition for More Homes	Delete Standard H6.6.22 Residential waste management for up to three dwellings per site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.46	The Coalition for More Homes	Amend standard H6.6.20 to not require the total 10% in one contiguous area on a site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.47	The Coalition for More Homes	Amend Standard H6.6.20 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.48	The Coalition for More Homes	Approve the height in relation to boundary recession plane of 19m + 60 degrees within 21.5m of the site frontage, within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.49	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.50	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.51	The Coalition for More Homes	Apply 19m + 60 degree height in relation to boundary recession plane to all sites zoned THAB in isthmus [Avondale to Otahuhu].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.52	The Coalition for More Homes	Apply 16m + 60 degree height in relation to boundary plane for sites with a height limit of at least 5 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	1079.53	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.54	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (Residential MHU zone).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.55	The Coalition for More Homes	Delete THAB side yard setback within 21.5m of site frontage within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.56	The Coalition for More Homes	Approve Standard H6.6.15(4) - communal outdoor living areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.57	The Coalition for More Homes	Approve Standard H6.6.19 (glazing) but not for private vehicle or pedestrian access.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.58	The Coalition for More Homes	Include a clear definition of how compliance with Standard H6.6.19 (glazing) is achieved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.59	The Coalition for More Homes	Amend Standard H6.6.21 to reduce width requirement to 600mm (safety and privacy buffer).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.60	The Coalition for More Homes	Approve Standard H6.6.22 Residential waste management ['for more than three dwellings' inferred - refer sub-point 1079.45].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1079.61	The Coalition for More Homes	Delete Standard H5.6.19 Deep soil area and canopy tree for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.62	The Coalition for More Homes	Delete Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.63	The Coalition for More Homes	Delete Standard H5.6.21 Residential waste management for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.64	The Coalition for More Homes	Amend standard H5.6.19 to not require the total 10% in one contiguous area on a site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.65	The Coalition for More Homes	Amend Standard H5.6.19 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	1079.66	The Coalition for More Homes	Amend Standard H5.6.20 to reduce width requirement to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.67	The Coalition for More Homes	Approve Standard H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.68	The Coalition for More Homes	Amend height in relation to boundary for four or more dwellings per site within 21.5m of the site frontage to 6m + 60 degrees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1079.69	The Coalition for More Homes	Reject Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS77	Keith Maddison	Oppose	1079.70	The Coalition for More Homes	Reject Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS77	Keith Maddison	Oppose	1079.71	The Coalition for More Homes	Reject Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	1079.72	The Coalition for More Homes	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1079.73	The Coalition for More Homes	Approve qualifying matter - D9 Significant Ecological Area.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	1079.74	The Coalition for More Homes	Approve qualifying matter - D10 Outstanding Natural Features and Outstanding Natural Landscapes.	Qualifying Matters A-I	ONL and ONF (D10)
FS77	Keith Maddison	Oppose	1079.75	The Coalition for More Homes	Approve qualifying matter - D11 Outstanding Natural Character and High Natural Character.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1079.76	The Coalition for More Homes	Approve qualifying matter - D12 Waitakere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1079.77	The Coalition for More Homes	Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1079.78	The Coalition for More Homes	Approve qualifying matter - D17 Historic heritage.	Qualifying Matters A-I	Historic Heritage (D17)

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FS77	Keith Maddison	Oppose	1079.79	The Coalition for More Homes	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS77	Keith Maddison	Oppose	1079.80	The Coalition for More Homes	Approve qualifying matter - D8 Wetland Management Area.	Qualifying Matters A-I	Wetland Management (D8)
FS77	Keith Maddison	Oppose	1079.81	The Coalition for More Homes	Approve qualifying matter - City Centre character buildings and built form controls.	Qualifying Matters Other	Character buildings: City Centre
FS77	Keith Maddison	Oppose	1079.82	The Coalition for More Homes	Approve qualifying matter - Auckland War Memorial Museum Viewshaft overlay.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS77	Keith Maddison	Oppose	1079.83	The Coalition for More Homes	Approve qualifying matter - Beachlands transport infrastructure control.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS77	Keith Maddison	Oppose	1079.84	The Coalition for More Homes	Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters Other	Notable Trees (D13)
FS77	Keith Maddison	Oppose	1079.85	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS77	Keith Maddison	Oppose	1079.86	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1079.87	The Coalition for More Homes	Reject inclusion of the additional rules of the plan change for dwellings within existing overlay areas.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1079.88	The Coalition for More Homes	Delete Standard H8.6.24A Maximum east-west tower dimension - City Centre Zone.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1079.89	The Coalition for More Homes	Clarify the definition of glazing - City Centre Zone.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1079.90	The Coalition for More Homes	Clarify whether glazing with external louvres is included in 20% requirement - - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1079.91	The Coalition for More Homes	Approve removal of Floor Area Ratio Standards (H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18. H8.6.19, H8.6.20) - City Centre Zone.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1079.92	The Coalition for More Homes	Approve the Queen Street Valley control regarding frontage of older buildings on Queen Street - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1079.93	The Coalition for More Homes	Approve the sunlight access to public open space controls - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1079.94	The Coalition for More Homes	[Inferred] Reject the general height control of 72.5m across the city centre - H8.6.2, City Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1079.95	The Coalition for More Homes	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1980.1	University of Auckland	Delete or amend objectives H8.2(4)(d) and H8.2(13) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1980.2	University of Auckland	Delete or amend Polices H8.3(12A), H8.3(14) and H8.3(30A) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions

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FS77	Keith Maddison	Oppose	1980.3	University of Auckland	Delete standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.18, H8.6.19, H8.6.20, and H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1980.4	University of Auckland	Delete standards H8.6.22, H8.6.24, H8.6.24A, H8.6.25, H8.6.25A, H8.6.32, and H8.6.34 or amended to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1980.5	University of Auckland	Delete special information requirement H8.10.1.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1980.6	University of Auckland	Delete Figures 10, 11, 12, 13, 14, 15 and 16 in Appendix 11 Business – City Centre Zone sunlight admission into public places, or amended to address the concerns set out in the submission	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1980.7	University of Auckland	Delete standards I207.6.3 and I207.6.4 and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS77	Keith Maddison	Oppose	1980.8	University of Auckland	Delete rules I207.4(A23) and I207.4(A24) and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS77	Keith Maddison	Oppose	1980.9	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS77	Keith Maddison	Oppose	1980.10	University of Auckland	Apply building heights of at least 30m to 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1980.11	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS77	Keith Maddison	Oppose	1980.12	University of Auckland	Supports the identification of 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton being located within a walkable catchment.	Walkable Catchments	WC City Centre - Extent

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FS77	Keith Maddison	Oppose	1086.1	Sonn Group	Amend the plan change provisions to give effect to the NPS-UD and RM Enabling Act.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1086.2	Sonn Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act .	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1086.3	Sonn Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1086.4	Sonn Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1086.5	Sonn Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	1086.6	Sonn Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1086.7	Sonn Group	Remove reference to LDRZ [proposed amendments] to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1086.8	Sonn Group	Remove reference to QM under E38.1 Introduction [refer to page 12 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.9	Sonn Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.10	Sonn Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.11	Sonn Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.12	Sonn Group	Delete proposed amendments to E38.3 Policies. [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.13	Sonn Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.14	Sonn Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.15	Sonn Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.16	Sonn Group	Delete proposed amendments to E38.8.2 Standards - residential restricted discretionary activities [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.17	Sonn Group	Delete proposed amendments to E38.11.1 Matters of Control [refer to page 16 submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.18	Sonn Group	Delete proposed amendments to E38.11.2 Assessment Criteria for Controlled Activities [refer to page 16 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.19	Sonn Group	Delete proposed amendments to E38.12.1 Matters of discretion [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1086.20	Sonn Group	Delete proposed amendments to E38.12.2 Assessment Criteria [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.21	Sonn Group	Delete LDRZ in it's entirety	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1086.22	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1086.23	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1086.24	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1086.25	Sonn Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1086.26	Sonn Group	Delete additional objectives inserted at H5.2 [refer to page 20 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1086.27	Sonn Group	Delete additional policies inserted at H5.3 [refer to page 21 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1086.28	Sonn Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1086.29	Sonn Group	Retain proposed provisions under H5.5(4) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1086.30	Sonn Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.31	Sonn Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.32	Sonn Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.33	Sonn Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.34	Sonn Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.35	Sonn Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.36	Sonn Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.37	Sonn Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.38	Sonn Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.39	Sonn Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.40	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.41	Sonn Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.42	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 31 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.43	Sonn Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.44	Sonn Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.45	Sonn Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.46	Sonn Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1086.47	Sonn Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.48	Sonn Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.49	Sonn Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.50	Sonn Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.51	Sonn Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.52	Sonn Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.53	Sonn Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.54	Sonn Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.55	Sonn Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.56	Sonn Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.57	Sonn Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.58	Sonn Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.59	Sonn Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.60	Sonn Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.61	Sonn Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.62	Sonn Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.63	Sonn Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1086.64	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(9) 'for yards'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.65	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(10) ‘for maximum impervious areas'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.66	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(11) ‘for building coverage’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.67	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(12) ‘for landscaped area’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.68	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(13) ‘for outlook space’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.69	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(14) ‘for daylight'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.70	Sonn Group	Retain proposed changes to assessment criteria H5.8.2(15) ‘for outdoor living space'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.71	Sonn Group	Delete proposed assessment criteria H5.8.2(15A) ‘for windows to street and pedestrian accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.72	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(16) ‘for front, side and rear walls’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.73	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(17) ‘for minimum dwelling size’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.74	Sonn Group	Delete proposed assessment criteria H5.8.2(18) ‘for deep soil area and canopy’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.75	Sonn Group	Delete proposed assessment criteria H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.76	Sonn Group	Delete proposed assessment criteria H5.8.2(20) 'for residential waste'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.77	Sonn Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.78	Sonn Group	Delete proposed assessment criteria H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.79	Sonn Group	Delete proposed special information requirements at H5.9(1), H5.9(2), H5.9(3) and H5.9(4).	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS77	Keith Maddison	Oppose	1086.80	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1086.81	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1086.82	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1086.83	Sonn Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1086.84	Sonn Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1086.85	Sonn Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1086.86	Sonn Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1086.87	Sonn Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.88	Sonn Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1086.89	Sonn Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1086.90	Sonn Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1086.91	Sonn Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.92	Sonn Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.93	Sonn Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.94	Sonn Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.95	Sonn Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.96	Sonn Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.97	Sonn Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.98	Sonn Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.99	Sonn Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.100	Sonn Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.101	Sonn Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.102	Sonn Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.103	Sonn Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.104	Sonn Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1086.105	Sonn Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.106	Sonn Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.107	Sonn Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.108	Sonn Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 73 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.109	Sonn Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.110	Sonn Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.111	Sonn Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.112	Sonn Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.113	Sonn Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.114	Sonn Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.115	Sonn Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.116	Sonn Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1086.117	Sonn Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1086.118	Sonn Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1086.119	Sonn Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1086.120	Sonn Group	Retain I615.4 Activity Table Pre-Amble.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS77	Keith Maddison	Oppose	1086.121	Sonn Group	Delete the reference to 'except in Sub-Precinct D' under Table I615.4.2(A11).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS77	Keith Maddison	Oppose	1086.122	Sonn Group	Reject deletion of I615.6.4 'Activity thresholds Sub-precinct D' standards (1) and (2).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS77	Keith Maddison	Oppose	1086.123	Sonn Group	Approve the broad application of the MHU zone. See page 4 of submission.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1086.124	Sonn Group	Approve the application of THAB within walkable catchments. See page 5 of submission.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1086.125	Sonn Group	Reject introduction of QMs into zones [See page 5 of submission - refer to submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1086.126	Sonn Group	Reject inclusion of Westgate Precinct as a qualifying matter. See page 7 of submission.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS77	Keith Maddison	Oppose	1175.1	SD Patel Family Trust	Increase the existing 13m Height Variation Control at 4A Seymour Street and 6 Seymour Street, Ponsonby to 21m (6 storeys)	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1182.1	Body Corporate 128255	Remove the special character overlay from the site at 11 Cowan Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	1182.2	Body Corporate 128255	Rezone the site at 11 Cowan Street, Ponsonby from Low Density Residential zone to Terrace Housing and Apartment Building zone	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	1182.3	Body Corporate 128255	Apply a maximum height limit of 19m via a Height Variation Control to the property at 11 Cowan Street, Ponsonby.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1359.1	Hugh Green Limited	Retain the National Grid Corridor Overlay provisions in D26 without change.	Qualifying Matters A-I	National Grid (D26)
FS77	Keith Maddison	Oppose	1359.2	Hugh Green Limited	Retain the Natural Hazard provisions in E36 without change.	Qualifying Matters Other	Natural Hazards that are less than significant
FS77	Keith Maddison	Oppose	1359.3	Hugh Green Limited	Reject additional rules beyond existing provisions which accommodate qualifying matters that would create new restrictions to development [refer to page 3 of submission for details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1359.4	Hugh Green Limited	Relocate all proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland - wide or precinct provisions. [refer to page 4 for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1359.5	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters] relocating all new rules related to Significant Ecological Areas to section D9.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	1359.6	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters by] inserting a new overlay section for Infrastructure Constraints.	Qualifying Matters - Infrastructure	H22 Strategic Transport Zone
FS77	Keith Maddison	Oppose	1359.7	Hugh Green Limited	Delete the proposed Low Density Residential Zone in full.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1359.8	Hugh Green Limited	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1359.9	Hugh Green Limited	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1359.10	Hugh Green Limited	Rezone all vested reserves proposed to be within a residential zone to the appropriate Open Space zone.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1359.11	Hugh Green Limited	Retain the phrase 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' for floodplain definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1359.12	Hugh Green Limited	Delete H5.6.19, H5.6.20, H5.6.21 from standards to be complied with under H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1359.13	Hugh Green Limited	Delete H6.6.20, H6.6.21, H6.6.22 from standards to be complied with under H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1359.14	Hugh Green Limited	Delete H6.6.20(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1359.15	Hugh Green Limited	Amend H6.6.20(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1359.16	Hugh Green Limited	Delete H5.6.19(1)(c)	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1359.17	Hugh Green Limited	Amend H5.6.19(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1359.18	Hugh Green Limited	Amend H5.6.14(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1359.19	Hugh Green Limited	Amend H5.6.19 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1359.20	Hugh Green Limited	Amend H6.6.15(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1359.21	Hugh Green Limited	Amend H6.6.20 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1359.22	Hugh Green Limited	Amend provisions under E38 to reflect requested changes to MHU and THAB zone provisions [refer to page 6 of submission for details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1359.23	Hugh Green Limited	Amend site size requirements under Tables E38.8.2.3.1 and E38.8.3.1.1 so the requirements for the LDR (if retained) and the THAB zone match the requirements for the MHU zone.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1359.24	Hugh Green Limited	Amend Table E38.4.2 to provide for vacant sites subdivision within the LDR (if retained), MHU zone and THAB zone as a controlled activity, regardless of the size of the parent site, subject to compliance with all of the relevant standards.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1359.25	Hugh Green Limited	Amend H16.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Heavy Industry Zone
FS77	Keith Maddison	Oppose	1359.26	Hugh Green Limited	Amend H17.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Light Industry Zone
FS77	Keith Maddison	Oppose	1359.27	Hugh Green Limited	Amend Auckland-wide Land disturbance – District provisions at E12.5 Notification as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1359.28	Hugh Green Limited	Amend Auckland-wide - Infrastructure Transport provisions at E27.5(1) as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1359.29	Hugh Green Limited	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1359.30	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	1359.31	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1359.32	Hugh Green Limited	Amend to 'apply a 27m height variation control for Mixed Use and THAB sites within 400m of the Onehunga town centre to match the height limit of the town centre.'	Centres - NPS-UD Policy 3d response	Onehunga Town Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	1359.33	Hugh Green Limited	Apply MDRS to Flat Bush Sub-precinct C.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1359.34	Hugh Green Limited	Apply MDRS to all other relevant HASHAA precincts [refer to page 10 of submission for details].	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	1359.35	Hugh Green Limited	Approve zoning of SHZ and MHS land to MHU within Redhills Precinct.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS77	Keith Maddison	Oppose	1359.36	Hugh Green Limited	Rezone land within 200m of the Local Centre Zone in the centre of the Redhills Precinct to THAB [refer to page 12 and Appendix 1 in submission for details].	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1359.37	Hugh Green Limited	Extend WC boundary of Westgate Metropolitan Centre over the THAB zone extent of 1 Dunlop Road and 76-78 Fred Taylor Drive, Massey.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS77	Keith Maddison	Oppose	1359.38	Hugh Green Limited	Apply the THAB zone to a WC generally within 200m of the Local Centre zone in the centre of the Redhills Precinct and identify this land as the WC for the Redhills Local Centre [refer to page 12 and Appendix 1 in submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS77	Keith Maddison	Oppose	1359.39	Hugh Green Limited	Amend I610.4 to clarify which rules in the Redhills Precinct replace those in underlying zones for up to three dwellings [refer to page 12 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS77	Keith Maddison	Oppose	1359.40	Hugh Green Limited	Remove the ridgeline protection overlay along Redhills Road.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS77	Keith Maddison	Oppose	1359.41	Hugh Green Limited	Amend standards I610.6.4(1) and I610.6.4(2) to remove reference to Redhills Precinct: Precinct Plan 1.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS77	Keith Maddison	Oppose	1359.42	Hugh Green Limited	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 to be consistent with memorandum as set out in appendix 2 [refer to Appendix 2 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS77	Keith Maddison	Oppose	1359.43	Hugh Green Limited	Approve the changes to the noise attenuation standards within the Strategic Transport Corridor zone.	Other Zones provisions	H22 Strategic Transport Zone
FS77	Keith Maddison	Oppose	1359.44	Hugh Green Limited	Delete the 'zone and precinct standards to be complied with” column' under Table I449.4.1.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.45	Hugh Green Limited	Delete I449.4.1 (A7) [sic A7A] and I449.4.1 (A9) and associated provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.46	Hugh Green Limited	Delete standard I449.6.2.2.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.47	Hugh Green Limited	Amend Standard H22.6.4 to specify that Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone

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FS77	Keith Maddison	Oppose	1359.48	Hugh Green Limited	Approve THAB zoning of sites immediately adjoining the Pinehill Local Centre, including 3 Ballymore Drive and 5 Ballymore Drive, Pinehill.	Centres - NPS-UD Policy 3d response	Greville Local Centre - extent of intensificatio n
FS77	Keith Maddison	Oppose	1359.49	Hugh Green Limited	Amend height in relation to boundary standards for business zones to include 'The height in relation to boundary standard does not apply to internal zone boundaries within a site or group of sites.' [or similar].	Business Zones provisions	General
FS77	Keith Maddison	Oppose	1359.50	Hugh Green Limited	Amend I449.1 to 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.' [refer to page 21 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.51	Hugh Green Limited	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.52	Hugh Green Limited	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.53	Hugh Green Limited	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.54	Hugh Green Limited	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.55	Hugh Green Limited	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.56	Hugh Green Limited	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.57	Hugh Green Limited	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.58	Hugh Green Limited	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.59	Hugh Green Limited	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.60	Hugh Green Limited	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.61	Hugh Green Limited	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.62	Hugh Green Limited	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1359.63	Hugh Green Limited	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.64	Hugh Green Limited	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.65	Hugh Green Limited	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.66	Hugh Green Limited	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.67	Hugh Green Limited	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.68	Hugh Green Limited	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.69	Hugh Green Limited	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.70	Hugh Green Limited	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.71	Hugh Green Limited	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.72	Hugh Green Limited	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.73	Hugh Green Limited	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.74	Hugh Green Limited	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.75	Hugh Green Limited	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.76	Hugh Green Limited	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.77	Hugh Green Limited	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1359.78	Hugh Green Limited	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.79	Hugh Green Limited	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.80	Hugh Green Limited	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.81	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.82	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.83	Hugh Green Limited	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.84	Hugh Green Limited	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1359.85	Hugh Green Limited	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	1380.1	Synergy Planning	Remove the Special Character Areas Residential overlay qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	1380.2	Synergy Planning	Remove the Combined Wastewater Network Control qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS77	Keith Maddison	Oppose	1380.3	Synergy Planning	Rezone 2 Anglesea Street, Freemans Bay and apply MDRS (submitter considers either Mixed Housing Urban or THAB zoning to be appropriate).	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	1430.1	Hanno Willers	Increase walking catchments.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	1430.2	Hanno Willers	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1430.3	Hanno Willers	Enable or encourage perimeter block development.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1442.1	Jeremy Christian Hansen	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1442.2	Jeremy Christian Hansen	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	1543.1	Winton Land Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1543.2	Winton Land Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1543.3	Winton Land Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	1543.4	Winton Land Limited	Delete the proposed requirement D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1543.5	Winton Land Limited	Retain the proposed mapping extent of the Waitakere Ranges Heritage Area as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1543.6	Winton Land Limited	Delete the proposed information requirements for ecological and landscape assessments under D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1543.7	Winton Land Limited	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS77	Keith Maddison	Oppose	1543.8	Winton Land Limited	Retain new objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.9	Winton Land Limited	Retain the new policy D14.3(5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.10	Winton Land Limited	Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.11	Winton Land Limited	Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.12	Winton Land Limited	Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.13	Winton Land Limited	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.14	Winton Land Limited	Retain new assessment criterion D14.8.2(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.15	Winton Land Limited	Approve Ridgeline Protection Overlay identified as a QM.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1543.16	Winton Land Limited	Retain new policy D15.3(3) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1543.17	Winton Land Limited	Retain amended rule D15.4.1(A1) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1543.18	Winton Land Limited	Retain new standard D15.6.1 as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1543.19	Winton Land Limited	Retain amended matters of discretion D15.8.1(1) and D15.8.1(2), and amended assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.20	Winton Land Limited	Remove the proposed special information required for landscape and visual assessments under D15.9.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1543.21	Winton Land Limited	Remove Local and Public Views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS77	Keith Maddison	Oppose	1543.22	Winton Land Limited	Retain Historic Heritage Overlay as a QM, and existing rules.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	1543.23	Winton Land Limited	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1543.24	Winton Land Limited	Retain the proposed amendments to D18.1 Background if D18 Special Character is retained as a QM.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.25	Winton Land Limited	Delete the new Special Character Area Overlay - Residential objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.26	Winton Land Limited	Retain the new introductory statement (3) to D18.4 if the LDR Zone is removed from the Plan.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.27	Winton Land Limited	Remove the new introductory statement (3) to D18.4 if the LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.28	Winton Land Limited	Delete the proposed provisions in Activity Table D18.4.1.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.29	Winton Land Limited	Retain the proposed provisions in Activity Table D18.4.1 if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.30	Winton Land Limited	Delete new introductory statements at (3) and (5) Activity Table D18.4 'Special Character Areas Overlay - Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	1543.31	Winton Land Limited	Delete new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay - Residential'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.32	Winton Land Limited	Delete any duplication of underlying zone requirements relating to new standards D18.6.1A.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.33	Winton Land Limited	Retain new standards D18.6.1A if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.34	Winton Land Limited	Delete proposed new standard under D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.35	Winton Land Limited	Delete proposed standard under D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.36	Winton Land Limited	Delete proposed provisions under D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.37	Winton Land Limited	Delete proposed provisions under D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.38	Winton Land Limited	Delete proposed provisions under D18.6.1A.5 ' Care centres accommodating up to 10 people per site excluding staff' to rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.39	Winton Land Limited	Delete new proposed purpose statement under D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.40	Winton Land Limited	Delete proposed provisions under D18.6.1.2 'Height in relation to boundary' in relation to the purpose and standard to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.41	Winton Land Limited	Delete proposed provisions under D18.6.1.3 'Yards' in relation to the purpose and standard.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.42	Winton Land Limited	Delete proposed new purpose under D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.43	Winton Land Limited	Delete proposed provisions under D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.44	Winton Land Limited	Delete proposed provisions under D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.45	Winton Land Limited	Delete proposed provisions under D18.6.7 'Fences' in relation to purpose and standard to rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.46	Winton Land Limited	Delete proposed changes under D18.8.1.1 'Matters of discretion' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.47	Winton Land Limited	Delete proposed changes under D18.8.2.1 'Assessment criteria' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.48	Winton Land Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1543.49	Winton Land Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1543.50	Winton Land Limited	Remove reference to QM under E38.1 Introduction.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.51	Winton Land Limited	Delete proposed Objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.52	Winton Land Limited	Delete proposed amendments to E38.3 Policies.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.53	Winton Land Limited	Delete proposed amendments to E38.4.2 Activity Table.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.54	Winton Land Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.55	Winton Land Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.56	Winton Land Limited	Delete proposed amendments to E38.8.2 Standards - Residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.57	Winton Land Limited	Delete proposed amendments to E38.11.1 Matters of control.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.58	Winton Land Limited	Delete proposed amendments to E38.11.2 Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.59	Winton Land Limited	Delete proposed amendments to E38.12.1 Matters of discretion.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.60	Winton Land Limited	Delete proposed amendments to E38.12.2 Assessment criteria.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.61	Winton Land Limited	Retain application of Residential Single House zone to periphery of the region [refer to page 42 of the submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1543.62	Winton Land Limited	Delete LDR zone in its entirety [see page 43 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1543.63	Winton Land Limited	Retain the provisions of the MHS zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1543.64	Winton Land Limited	Retain the provisions of the MHS zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS77	Keith Maddison	Oppose	1543.65	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1543.66	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1543.67	Winton Land Limited	Delete additional objectives inserted at H5.2 Objectives.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1543.68	Winton Land Limited	Delete additional policies inserted at H5.3 Policies.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1543.69	Winton Land Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1543.70	Winton Land Limited	Retain proposed provisions under H5.5(4) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1543.71	Winton Land Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.72	Winton Land Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.73	Winton Land Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details]. .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.74	Winton Land Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.75	Winton Land Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.76	Winton Land Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.77	Winton Land Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.78	Winton Land Limited	Delete QM and SEA requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.79	Winton Land Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.80	Winton Land Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.81	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.82	Winton Land Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.83	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.84	Winton Land Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.85	Winton Land Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.86	Winton Land Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.87	Winton Land Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1543.88	Winton Land Limited	Delete proposed provisions under H5.7.1 Matters of control and H5.7.2(1) Assessment criteria for controlled activities.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.89	Winton Land Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.90	Winton Land Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.91	Winton Land Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.92	Winton Land Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.93	Winton Land Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.94	Winton Land Limited	Delete matter of discretion at H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.95	Winton Land Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.96	Winton Land Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.97	Winton Land Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.98	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.99	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.100	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.101	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.102	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.103	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.104	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.105	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.106	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.107	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.108	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.109	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.110	Winton Land Limited	Delete proposed changes to Assessment criteria under H5.8.2(18) for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.111	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.112	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.113	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.114	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.115	Winton Land Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.116	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1543.117	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.118	Winton Land Limited	Retain MDRS provisions under H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1543.119	Winton Land Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1543.120	Winton Land Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1543.121	Winton Land Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1543.122	Winton Land Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1543.123	Winton Land Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1543.124	Winton Land Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1543.125	Winton Land Limited	Delete new standards at H6.6 [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.126	Winton Land Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.127	Winton Land Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.128	Winton Land Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.129	Winton Land Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.130	Winton Land Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.131	Winton Land Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.132	Winton Land Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.133	Winton Land Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.134	Winton Land Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.135	Winton Land Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.136	Winton Land Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree),	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.137	Winton Land Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.138	Winton Land Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1543.139	Winton Land Limited	Delete proposed provisions under H6.7.1 Matters of control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.140	Winton Land Limited	Delete proposed provisions under H6.7.2 Assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.141	Winton Land Limited	Reject Matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.142	Winton Land Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.143	Winton Land Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.144	Winton Land Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.145	Winton Land Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.146	Winton Land Limited	Delete other proposed provisions under H6.8.1 matters of discretion [refer to page 98 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.147	Winton Land Limited	Delete proposed provisions under H6.8.2 assessment criteria [refer to page 101 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.148	Winton Land Limited	Delete proposed provisions under H6.9 Special information requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.149	Winton Land Limited	Retain amendments to H8.1 zone description that directly support implementation of the NPS-UD.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.150	Winton Land Limited	Delete proposed provisions in H8.1 Zone description in relation to QM.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.151	Winton Land Limited	Delete proposed provisions at H8.2 Objectives relating to QM.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.152	Winton Land Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character at H8.2 Objectives,	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.153	Winton Land Limited	Retain all other proposed changes to H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.154	Winton Land Limited	Delete proposed provisions relation to QM at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.155	Winton Land Limited	Amend references to 'human scale' to better define/describe the outcomes sought at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.156	Winton Land Limited	Amend prescriptive nature of policies relation to built form and massing standards at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.157	Winton Land Limited	Retain all other proposed changes to H8.3 Policies [refer to page 111 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.158	Winton Land Limited	Delete the identification of QM from H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.159	Winton Land Limited	Retain other proposed changes to H8.4.1 Activity Table [refer to page 113 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.160	Winton Land Limited	Retain proposed provisions for H8.6.2 (General building height).	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1543.161	Winton Land Limited	Retain proposed provisions H8.6.5 (Harbour edge height control plane).	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1543.162	Winton Land Limited	Retain operative standard H8.6.6 'Exception to the harbour edge height control plane'.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.163	Winton Land Limited	Retain the operative provision H8.6.8(1)(b) 'Measuring building height'.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1543.164	Winton Land Limited	Retain provisions as proposed for H8.6.9 (Rooftops).	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.165	Winton Land Limited	Approve proposed deletion of standard H.8.6.10 (Basic floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.166	Winton Land Limited	Approve proposed deletion of standard H8.6.11(Bonus floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.167	Winton Land Limited	Approve proposed deletion of standard H8.6.12 (Bonus floor area ratio - light and outlook).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.168	Winton Land Limited	Approve proposed deletion of standard H8.6.13 (Bonus floor area - use or transfer of historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.169	Winton Land Limited	Approve proposed deletion of standard H8.6.14 (Bonus floor area - securing historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.170	Winton Land Limited	Approve proposed deletion of standard H8.6.15 (Bonus floor area - bonus floor space calculation for scheduled heritage buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.171	Winton Land Limited	Approve proposed deletion of standard H8.6.16 (Bonus floor area - bonus floor space calculation for identified special character buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.172	Winton Land Limited	Approve proposed deletion of standard H8.6.17 (Bonus floor area - public open space).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.173	Winton Land Limited	Approve proposed deletion of standard H8.6.18 (Bonus floor area - through-site link).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.174	Winton Land Limited	Approve proposed deletion of standard H8.6.19 (Bonus floor area - through-site links through identified blocks).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.175	Winton Land Limited	Approve proposed deletion of standard H8.6.20 (Bonus floor area - works of art).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.176	Winton Land Limited	Approve proposed deletion of standard H8.6.21 Maximum total floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1543.177	Winton Land Limited	Approve proposed deletion of standard H.6.8.23 (Streetscape improvement and landscaping).	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.178	Winton Land Limited	Delete proposed provisions for H8.6.24 (Maximum tower dimension, setback from the street and tower separation in special height area).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.179	Winton Land Limited	Delete proposed provisions under H8.6.24A (Maximum east-west tower dimension).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1543.180	Winton Land Limited	Delete proposed amendments to standard H8.6.25 (Building frontage alignment and height).	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.181	Winton Land Limited	Delete proposed provisions under H8.6.25A (Building setback from boundaries).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1543.182	Winton Land Limited	Retain proposed provisions under H8.6.34 (Through-site links).	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.183	Winton Land Limited	Delete proposed changes or otherwise amend as requested for H8.8.1 Matters of discretion [refer to page 119 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.184	Winton Land Limited	Delete proposed provisions or otherwise amend as required for H8.8.2 Assessment Criteria [refer to page 120 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1543.185	Winton Land Limited	Remove any reference to QM in zone description H13.1.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.186	Winton Land Limited	Remove any reference to QM for H13.2 Objectives.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.187	Winton Land Limited	Remove any reference to QM for H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.188	Winton Land Limited	Remove any reference to QM under the purpose of standard H13.6.1 Building height.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.189	Winton Land Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1543.190	Winton Land Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1543.191	Winton Land Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1543.192	Winton Land Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1543.193	Winton Land Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.194	Winton Land Limited	No specific decision stated in relation to inclusion of ONC/HNC overlays as qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1543.195	Winton Land Limited	No specific decision stated in relation to mapping of ONC/HNC areas within RUB are zoned LDR, Large Lot, Open Space - Conservation, Open Space - Informal Recreation and FUZ.	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1543.196	Winton Land Limited	No specific decision stated in relation to rule D11.4.1(A12).	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1543.197	Winton Land Limited	No specific decision stated in relation to clarification for D12.4, new rules D12.4.1(A3A), D12.4.1(A6A), and site specific rules and standards identified as qualifying matters.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1543.198	Winton Land Limited	No specific decision stated in relation to amended chapter name and inclusion as a qualifying matter in accordance with Section 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.199	Winton Land Limited	No specific decision stated in relation to existing rules identified as qualifying matters under D14.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.200	Winton Land Limited	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.201	Winton Land Limited	Retain new standard D14.6.7 Earthworks in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.202	Winton Land Limited	Delete proposed policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.203	Winton Land Limited	Amend standards to be complied with to rely on underlying zone to a greater extent if the LDR Zone is deleted.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1543.204	Winton Land Limited	No specific decision sought in relation to amendments to Table E12.4.2 'Activity table - overlays' regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.205	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.1 Matters of discretion regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.206	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.2 Assessment criteria regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.207	Winton Land Limited	No specific decision sought in relation to amendments made to Chapter E26 Infrastructure in relation to D14 Maunga viewshafts and heights and building sensitive areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1543.208	Winton Land Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.209	Winton Land Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1543.210	Winton Land Limited	No specific decision sought in relation to insertion of new section G2 Walkable Catchments.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	1543.211	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1543.212	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1543.213	Winton Land Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.214	Winton Land Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.215	Winton Land Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.216	Winton Land Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.217	Winton Land Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1543.218	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1543.219	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1543.220	Winton Land Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.221	Winton Land Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1543.222	Winton Land Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.223	Winton Land Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.224	Winton Land Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.225	Winton Land Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1543.226	Winton Land Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1543.227	Winton Land Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1543.228	Winton Land Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1582.1	Jervois Properties Limited	Remove the Special Character Area overlay from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	1582.2	Jervois Properties Limited	Delete the Height Variation Control from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	1585.1	Gibbonsco Management Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.2	Gibbonsco Management Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1585.3	Gibbonsco Management Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1585.4	Gibbonsco Management Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1585.5	Gibbonsco Management Limited	Request that Walkable Catchments and the associated intensification outcomes are applied more broadly, or broadly enable greater development potential across the THAB and Mixed Use zones (and some centre zones), not just inside walkable catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	1585.6	Gibbonsco Management Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act. Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1585.7	Gibbonsco Management Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1585.8	Gibbonsco Management Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	1585.9	Gibbonsco Management Limited	Remove proposed requirement at D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1585.10	Gibbonsco Management Limited	Retain proposed mapping extent as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1585.11	Gibbonsco Management Limited	Remove proposed blanket information requirements at D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1585.12	Gibbonsco Management Limited	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS77	Keith Maddison	Oppose	1585.13	Gibbonsco Management Limited	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.14	Gibbonsco Management Limited	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1585.15	Gibbonsco Management Limited	Retain new rules D14.4.1(A7A)-(A7D).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1585.16	Gibbonsco Management Limited	Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1585.17	Gibbonsco Management Limited	Retain new standard D14.6.5 (Building coverage).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1585.18	Gibbonsco Management Limited	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1585.19	Gibbonsco Management Limited	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1585.20	Gibbonsco Management Limited	Approve identification of the Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1585.21	Gibbonsco Management Limited	Retain new policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1585.22	Gibbonsco Management Limited	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1585.23	Gibbonsco Management Limited	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1585.24	Gibbonsco Management Limited	Retain amended matters of discretion - D15.8.1(1) and (2) to specify 'height', design 'including materials' and effects on 'existing vegetation' in addition to existing matters.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.25	Gibbonsco Management Limited	Remove proposed requirement for all applications to be accompanied by a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1585.26	Gibbonsco Management Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS77	Keith Maddison	Oppose	1585.27	Gibbonsco Management Limited	Retain Historic Heritage Overlay provisions as notified due to this being identified as an identified qualifying matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	1585.28	Gibbonsco Management Limited	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1585.29	Gibbonsco Management Limited	Retain proposed amendments to D18.1 Background if the Special Character Overlay is retained.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1585.30	Gibbonsco Management Limited	Remove proposed New 'Special Character Areas Overlay – Residential' objectives [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.31	Gibbonsco Management Limited	Remove proposed new 'Special Character Areas Overlay – Residential' policies.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.32	Gibbonsco Management Limited	Retain new introductory statement (3) to D18.4 Activity table if LDR Zone is deleted from the Unitary Plan (preferred), or remove new introductory statement (3) to D18.4 Activity table if LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.33	Gibbonsco Management Limited	Remove proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential' if underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.34	Gibbonsco Management Limited	Remove new introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	1585.35	Gibbonsco Management Limited	Remove new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' but remove any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.36	Gibbonsco Management Limited	Retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.37	Gibbonsco Management Limited	Remove new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.38	Gibbonsco Management Limited	Remove standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.39	Gibbonsco Management Limited	Remove new standard D18.6.1A.3 'Home occupations' and rely on the underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.40	Gibbonsco Management Limited	Remove new standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.41	Gibbonsco Management Limited	Remove new standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.42	Gibbonsco Management Limited	Remove proposed new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.43	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.2 'Height in relation to boundary' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.44	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.45	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.46	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1. 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.47	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.48	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.7. ‘Fences, walls and other structures' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.49	Gibbonsco Management Limited	Remove proposed new matters of discretion at D18.8.1.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to pages 30-32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.50	Gibbonsco Management Limited	Remove proposed new assessment criteria at D18.8.2.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to page 32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1585.51	Gibbonsco Management Limited	Remove 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1585.52	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1585.53	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1585.54	Gibbonsco Management Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.55	Gibbonsco Management Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.56	Gibbonsco Management Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.57	Gibbonsco Management Limited	Delete proposed amendments to E38.3 Policies. [refer to page 35 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.58	Gibbonsco Management Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.59	Gibbonsco Management Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.60	Gibbonsco Management Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 38 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.61	Gibbonsco Management Limited	Delete proposed amendments to E38.8.2 [refer to pages 38-39 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.62	Gibbonsco Management Limited	Delete proposed amendments to E38.11.1 [refer to page 39 submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.63	Gibbonsco Management Limited	Delete proposed amendments to E38.11.2 [refer to pages 39-40 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.64	Gibbonsco Management Limited	Delete proposed amendments to E38.12.1 [refer to page 40 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.65	Gibbonsco Management Limited	Delete proposed amendments to E38.12.2 [refer to pages 40-41 of the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1585.66	Gibbonsco Management Limited	Retain application of zone to periphery of the region. [refer to pages 42 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1585.67	Gibbonsco Management Limited	Delete LDR zone in its entirety [refer to pages 43-44 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1585.68	Gibbonsco Management Limited	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1585.69	Gibbonsco Management Limited	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS77	Keith Maddison	Oppose	1585.70	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1585.71	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	1585.72	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1585.73	Gibbonsco Management Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1585.74	Gibbonsco Management Limited	Delete additional objectives inserted at H5.2 [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.75	Gibbonsco Management Limited	Delete additional policies inserted at H5.3 [refer to page 46-48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1585.76	Gibbonsco Management Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to pages 48-49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1585.77	Gibbonsco Management Limited	Retain proposed provisions under H5.5(4) [refer to pages 49-51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1585.78	Gibbonsco Management Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.79	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.80	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.81	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.82	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.83	Gibbonsco Management Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.84	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.85	Gibbonsco Management Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.86	Gibbonsco Management Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 54 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.87	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.88	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.89	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.90	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.91	Gibbonsco Management Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.92	Gibbonsco Management Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.93	Gibbonsco Management Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.94	Gibbonsco Management Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1585.95	Gibbonsco Management Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.96	Gibbonsco Management Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.97	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.98	Gibbonsco Management Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.99	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.100	Gibbonsco Management Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.101	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.102	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.103	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.104	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.105	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.106	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.107	Gibbonsco Management Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.108	Gibbonsco Management Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.109	Gibbonsco Management Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.110	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.111	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.112	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.113	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.114	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.115	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.116	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.117	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.118	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.119	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.120	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.121	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.122	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.123	Gibbonsco Management Limited	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 80 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.124	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.125	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.126	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.127	Gibbonsco Management Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1585.128	Gibbonsco Management Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1585.129	Gibbonsco Management Limited	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1585.130	Gibbonsco Management Limited	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1585.131	Gibbonsco Management Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1585.132	Gibbonsco Management Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.133	Gibbonsco Management Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1585.134	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1585.135	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1585.136	Gibbonsco Management Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1585.137	Gibbonsco Management Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.138	Gibbonsco Management Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.139	Gibbonsco Management Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.140	Gibbonsco Management Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.141	Gibbonsco Management Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.142	Gibbonsco Management Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.143	Gibbonsco Management Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.144	Gibbonsco Management Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.145	Gibbonsco Management Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.146	Gibbonsco Management Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.147	Gibbonsco Management Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.148	Gibbonsco Management Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.149	Gibbonsco Management Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.150	Gibbonsco Management Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1585.151	Gibbonsco Management Limited	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.152	Gibbonsco Management Limited	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.153	Gibbonsco Management Limited	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.154	Gibbonsco Management Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.155	Gibbonsco Management Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.156	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.157	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.158	Gibbonsco Management Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.159	Gibbonsco Management Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.160	Gibbonsco Management Limited	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.161	Gibbonsco Management Limited	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.162	Gibbonsco Management Limited	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1585.163	Gibbonsco Management Limited	Retain provisions in H8.1 Zone description which directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - methodology and principles
FS77	Keith Maddison	Oppose	1585.164	Gibbonsco Management Limited	Delete references to QM in the Business - City Centre Zone [refer to submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1585.165	Gibbonsco Management Limited	Delete reference to QM in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.166	Gibbonsco Management Limited	Delete proposed provisions relating to qualifying matters under H8.2 objectives. [refer to submission for further details].	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS77	Keith Maddison	Oppose	1585.167	Gibbonsco Management Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS77	Keith Maddison	Oppose	1585.168	Gibbonsco Management Limited	Retain all other changes [excluding those listed on Page 110] in H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1585.169	Gibbonsco Management Limited	Delete reference to QM in H8.3 policies [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS77	Keith Maddison	Oppose	1585.170	Gibbonsco Management Limited	Amend references to 'human scale' to better define / describe the outcomes sought in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1585.171	Gibbonsco Management Limited	Amend prescriptive nature of policies relating to built form and massing standards in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1585.172	Gibbonsco Management Limited	Retain all other proposed changes [excluding those listed on Page 111] in H8.3 Policy.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1585.173	Gibbonsco Management Limited	Delete identification of qualifying matters in H8.4.1 Activity Table [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS77	Keith Maddison	Oppose	1585.174	Gibbonsco Management Limited	Retain other proposed changes to the activity table excluding those related to qualifying matters in H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.175	Gibbonsco Management Limited	Retain proposed amendments to Standard H8.6.2. General building height.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1585.176	Gibbonsco Management Limited	Retain proposed amendments to purpose of Standard H8.6.5. Harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1585.177	Gibbonsco Management Limited	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1585.178	Gibbonsco Management Limited	Retain operative standard H8.6.8 Measuring building height.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1585.179	Gibbonsco Management Limited	Retain amendments to Standard H8.6.9. Rooftops.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1585.180	Gibbonsco Management Limited	Delete Standard H8.6.10. Basic floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.181	Gibbonsco Management Limited	Delete Standard H8.6.11. Bonus floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.182	Gibbonsco Management Limited	Delete Standard H8.6.12. Bonus floor area ratio – light and outlook as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.183	Gibbonsco Management Limited	Delete Standard H8.6.13. Bonus floor area – use or transfer of historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.184	Gibbonsco Management Limited	Delete Standard H8.6.14. Bonus floor area – securing historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.185	Gibbonsco Management Limited	Delete Standard H8.6.15. Bonus floor area – bonus floor space calculation for scheduled heritage buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.186	Gibbonsco Management Limited	Delete Standard H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.187	Gibbonsco Management Limited	Delete Standard H8.6.17. Bonus floor area - public open space as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.188	Gibbonsco Management Limited	Delete Standard H8.6.18. Bonus floor area - through-site link as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.189	Gibbonsco Management Limited	Delete Standard H8.6.19. Bonus floor area - through-site links through identified blocks as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.190	Gibbonsco Management Limited	Delete Standard H8.6.20. Bonus floor area - works of art as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.191	Gibbonsco Management Limited	Delete Standard H8.6.21. Maximum total floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	1585.192	Gibbonsco Management Limited	Delete Standard H8.6.23(5) as notified.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1585.193	Gibbonsco Management Limited	Delete proposed amendments to Standard H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) [refer to pages 115-116 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1585.194	Gibbonsco Management Limited	Delete proposed Standard H8.6.24A Maximum east-west tower dimension [refer to pages 116-117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1585.195	Gibbonsco Management Limited	Delete amendments to Standard H8.6.25. Building frontage alignment and height as notified [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1585.196	Gibbonsco Management Limited	Delete proposed new addition of Standard H8.6.25A Building setback from boundaries [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1585.197	Gibbonsco Management Limited	Retain proposed Standard H8.6.34. Through-site links as notified [refer to page 118 of submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1585.198	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1585.199	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	1585.200	Gibbonsco Management Limited	Retain matters at H8.8.(16) as notified [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1585.201	Gibbonsco Management Limited	Delete proposed amendments to H8.8.2 Assessment criteria, or otherwise amend as requested by submitter [refer to pages 120-124 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	1585.202	Gibbonsco Management Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1585.203	Gibbonsco Management Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone

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FS77	Keith Maddison	Oppose	1585.204	Gibbonsco Management Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1585.205	Gibbonsco Management Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1585.206	Gibbonsco Management Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1585.207	Gibbonsco Management Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1585.208	Gibbonsco Management Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1585.209	Gibbonsco Management Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1585.210	Gibbonsco Management Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1585.211	Gibbonsco Management Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1585.212	Gibbonsco Management Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1586.1	Shundi Tamaki Village Limited	Retain the Business Mixed Use zone for [inferred] 259, 261 and 263 Morrin Road, St Johns.	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	1586.2	Shundi Tamaki Village Limited	Approve the amendment to I332 Tāmaki Precinct as notified.	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS77	Keith Maddison	Oppose	1586.3	Shundi Tamaki Village Limited	Include the properties at 259 Morrin Road, 261 Morrin Road and 263 Morrin Road, St Johns in the walkable catchment of Glen Innes train station.	Walkable Catchments	WC RTN Glen Innes
FS77	Keith Maddison	Oppose	1586.4	Shundi Tamaki Village Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1586.5	Shundi Tamaki Village Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1586.6	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1586.7	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	1586.8	Shundi Tamaki Village Limited	Reject the narrow application of walkable catchments through limiting their use to metropolitan centres and rapid transit stops.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	1586.9	Shundi Tamaki Village Limited	Request that precincts across the region, and specifically in the city centre, be reviewed to ensure constraints on development imposed within precincts remain relevant given NPS-UD and MDRS requirements.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS77	Keith Maddison	Oppose	1586.10	Shundi Tamaki Village Limited	Apply a Height Variation Control at 261 Morrin Road St Johns to enable height to 35m [refer to submission for details].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS77	Keith Maddison	Oppose	1586.11	Shundi Tamaki Village Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1586.12	Shundi Tamaki Village Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1586.13	Shundi Tamaki Village Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS77	Keith Maddison	Oppose	1586.14	Shundi Tamaki Village Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	1586.15	Shundi Tamaki Village Limited	Retain objective D14.2 (3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1586.16	Shundi Tamaki Village Limited	Retain policy D14.3 (5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1586.17	Shundi Tamaki Village Limited	Retain D14.4.1 (A7A) - (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1586.18	Shundi Tamaki Village Limited	Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1586.19	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1586.20	Shundi Tamaki Village Limited	Retain D14.8.1 (2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1586.21	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1586.22	Shundi Tamaki Village Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS77	Keith Maddison	Oppose	1586.23	Shundi Tamaki Village Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1586.24	Shundi Tamaki Village Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1586.25	Shundi Tamaki Village Limited	Remove reference to QM under E38.1 Introduction [refer to submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.26	Shundi Tamaki Village Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.27	Shundi Tamaki Village Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.28	Shundi Tamaki Village Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1586.29	Shundi Tamaki Village Limited	Delete proposed amendments to E38.3 Policies. [refer to the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.30	Shundi Tamaki Village Limited	Delete proposed provisions E38.8.2 (7), (8), and (9). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.31	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.1 (1) and (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.32	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.2 (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.33	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.1 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.34	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.2 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	1586.35	Shundi Tamaki Village Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.36	Shundi Tamaki Village Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.37	Shundi Tamaki Village Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.38	Shundi Tamaki Village Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.39	Shundi Tamaki Village Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.40	Shundi Tamaki Village Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.41	Shundi Tamaki Village Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.42	Shundi Tamaki Village Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	1586.43	Shundi Tamaki Village Limited	Delete rule I332.4.1 (A1).	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS77	Keith Maddison	Oppose	1717.1	Sarah C	Amend the plan by increasing the walkable catchments including around the city centre.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	1717.2	Sarah C	Amend the plan by increasing housing supply around the city centre.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1717.3	Sarah C	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1717.4	Sarah C	Amend the plan by removing height restrictions.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	1729.1	Scott M Winton	Amend the plan to enable perimeter block housing forms to occur by removing front and side yards and leaving open space at the rear of sites.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1729.2	Scott M Winton	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1729.3	Scott M Winton	Reduce the number of Special Character Areas Residential to 5% of what currently exists.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS77	Keith Maddison	Oppose	1747.1	Harry Platt	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1765.1	Samson Corporation Limited and Sterling Nominees Limited	Approve the intent and outcomes of the plan change, particularly those provisions that seek to provide for intensification of development within a walkable catchment of centres and public transportation networks. Especially the concept of a '20-minute city', the idea that daily necessities can be accessed by walking or cycling within 20 minutes from one's home.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1765.2	Samson Corporation Limited and Sterling Nominees Limited	Amend the walkable catchments (and the application of the intensification that relates to these catchments) for rapid transit stops to at least 1,200m, as this would go significantly further towards achieving a goal of a 20-Minute City than the currently identified 800m.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	1765.3	Samson Corporation Limited and Sterling Nominees Limited	Apply walkable catchments of 1,200m, and the associated intensification provisions that go with these catchments, to the land surrounding Morningside, Kingsland, Mount Eden and Onehunga Stations. Do not defer applying the intensification provisions to land within the Auckland Light Rail Corridor as notified for those parts of the city that are within 1,200m of existing train stations.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC

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FS77	Keith Maddison	Oppose	1765.4	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Residential Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Residential Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS77	Keith Maddison	Oppose	1765.5	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Business Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Business Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.6	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of Treacy's Building at 505-519 Great North Road, Grey Lynn, as 'Character defining' and keep it identified as 'Character supporting'. (Special Character Schedules, Statements and Maps:15.1.6.6.1 Extent of Area – Business: Grey Lynn)	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.7	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 113-119 Parnell Road, Parnell, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.12.1 Extent of Area – Business: Parnell).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.8	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 273 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.9	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 267-271A Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.10	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 210-212 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific

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FS77	Keith Maddison	Oppose	1765.11	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 107 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.12	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 167 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.13	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 207-209 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.14	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 401B Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.15	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 433 Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.16	Samson Corporation Limited and Sterling Nominees Limited	Amend the mapping of 1C Francis Street, West Lynn to exclude the southern corner to 'Non Contributing' as set out in Figure 1 in the submission. (Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1765.17	Samson Corporation Limited and Sterling Nominees Limited	Remove the Special Character Area Overlay – Business from the northern half of the block bounded by Ponsonby Road, Crummer Road, Maidstone Street and Great North Road, Ponsonby, and the consequential removal of the Height Variation Control from this location also. Alternatively, remove just the mapped extent of the Height Variation Control of 13m, so that Rule H10.6.1(1A) applies, noting that the height limit on the northern half of the block will be subject to Rule H10.6.3(1), which requires a 6m setback at 18m and above (due to the residential zoning across Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS77	Keith Maddison	Oppose	1962.1	Aedifice Property Group	Approve the QM relating to the Auckland War Memorial Museum Viewshaft.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)

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FS77	Keith Maddison	Oppose	1962.2	Aedifice Property Group	Approve the QM relating to the HNC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1962.3	Aedifice Property Group	Approve the QM relating to the Historic Heritage Overlay Place/Extent of Place.	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	1962.4	Aedifice Property Group	Approve the QM relating to the ONC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS77	Keith Maddison	Oppose	1962.5	Aedifice Property Group	Approve the QM relating to the ONF overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS77	Keith Maddison	Oppose	1962.6	Aedifice Property Group	Approve the QM relating to the ONL overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS77	Keith Maddison	Oppose	1962.7	Aedifice Property Group	Approve the QM relating to the Ridgeline Protection overlay.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1962.8	Aedifice Property Group	Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	1962.9	Aedifice Property Group	Approve the QM relating to the SEA overlay.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	1962.10	Aedifice Property Group	Approve the QM relating to the Sites and Places of Significance to Mana Whenua overlay.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS77	Keith Maddison	Oppose	1962.11	Aedifice Property Group	Approve the Waitakere Ranges Heritage Area overlay QM.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS77	Keith Maddison	Oppose	1962.12	Aedifice Property Group	Delete the QM relating to the Aircraft Noise overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	1962.13	Aedifice Property Group	Delete the QM relating to Coastal Erosion.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1962.14	Aedifice Property Group	Delete the QM relating to Coastal Inundation.	Qualifying Matters A-I	Significant Natural Hazards

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FS77	Keith Maddison	Oppose	1962.15	Aedifice Property Group	Delete the QM relating to designations.	Qualifying Matters A-I	Designations
FS77	Keith Maddison	Oppose	1962.16	Aedifice Property Group	Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	1962.17	Aedifice Property Group	Delete the QM relating to the Infrastructure - Water and/or Wastewater constraints control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS77	Keith Maddison	Oppose	1962.18	Aedifice Property Group	Delete the QM relating to the Infrastructure - Combined Wastewater Network control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS77	Keith Maddison	Oppose	1962.19	Aedifice Property Group	Delete the QM relating to the Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS77	Keith Maddison	Oppose	1962.20	Aedifice Property Group	Delete the QM relating to the National Grid Corridor overlay.	Qualifying Matters A-I	National Grid (D26)
FS77	Keith Maddison	Oppose	1962.21	Aedifice Property Group	Delete the QM relating to Precincts.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS77	Keith Maddison	Oppose	1962.22	Aedifice Property Group	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	1962.23	Aedifice Property Group	Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)
FS77	Keith Maddison	Oppose	1962.24	Aedifice Property Group	Amend all QMs [so they are] applied to the spatially mapped extent only.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1962.25	Aedifice Property Group	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1962.26	Aedifice Property Group	Delete inclusion of specific consent activities for dwellings in the overlay areas (e.g. HNC or SEA) as they duplicate rules in other chapters [if the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS77	Keith Maddison	Oppose	1962.27	Aedifice Property Group	[Amend H3A Activity Table] to permit up to three dwellings per site where this can be achieved outside of the extent of a QM or in a manner that would not adversely effect a QM [If the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.28	Aedifice Property Group	Add Integrated Residential Developments to the activity table [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.29	Aedifice Property Group	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1962.30	Aedifice Property Group	Amend the LDR to match at a minimum the MHS zone provisions and ensure the proposed approach is consistent throughout the chapter [if LDR zone is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.31	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees by removing the requirement that deep soil areas be contiguous and allow these areas to be provided within private outdoor living areas [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.32	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees to halve the size requirements for canopy trees [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.33	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to require a buffer between habitable rooms rather than a dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.34	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer width from 1m to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.35	Aedifice Property Group	Delete H5.6.9 maximum impervious area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.36	Aedifice Property Group	Amend the H5.6.9 maximum impervious area by increasing the standard from 60% to 80%. [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.37	Aedifice Property Group	Apply the MDRS standards to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.38	Aedifice Property Group	Apply the MDRS standards to four or more dwellings in THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.39	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	1962.40	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.41	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in MHU zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.42	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in THAB zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.43	Aedifice Property Group	Approve [H6.6.6(1B) and H6.6.6(1C)] the Height in relation to boundary standard within WCs as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.44	Aedifice Property Group	Amend [H6.6.6(1A)] Height in relation to boundary outside of WCs to 14m +60o within 21.5m of the site frontage to better enable buildings up to five storeys.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.45	Aedifice Property Group	Provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1962.46	Aedifice Property Group	[Amend the WC for all highly accessible Town Centres] to provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS77	Keith Maddison	Oppose	1962.47	Aedifice Property Group	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1962.48	Aedifice Property Group	Provide THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	1962.49	Aedifice Property Group	Provide THAB zoning within a 1600m walking catchment of the City Centre.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	1962.50	Aedifice Property Group	[Inferred: Rezone all properties to] provide THAB zoning within a 1600m walking catchment of the City Centre.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Oppose	1962.51	Aedifice Property Group	Amend the maximum height limit to 32.5m within rapid transit WCs that are a ten minute journey to the City Centre (Britomart, Aotea and Karanga-Hape Stations).	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

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FS77	Keith Maddison	Oppose	1962.52	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10minute journey to the city centre (Britomart, Aotea and Karanga-Hape Stations) [to allow for more than 6 storeys].	Height	RTN WC Intensificatio n response
FS77	Keith Maddison	Oppose	1962.53	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10 minute journey to the city centre (Britomart. Aotea, and Karanga-Hape Stations).	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	1962.54	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres.	Height	RTN WC Intensificatio n response
FS77	Keith Maddison	Oppose	1962.55	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres [to allow for more than 6 storeys].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	1962.56	Aedifice Property Group	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	1962.57	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Akoranga].	Walkable Catchments	WC RTN Akoranga
FS77	Keith Maddison	Oppose	1962.58	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.59	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	1962.60	Aedifice Property Group	Amend special information requirement (D15.9) to apply to applications for discretionary or non-complying activities only.	Qualifying Matters Other	Ridgeline Protection (D15)
FS77	Keith Maddison	Oppose	1962.61	Aedifice Property Group	Delete all new activities and standards [such as Minor Dwelling and Home Occupation] in Chapter D18 [Special Character Area] carried over from the Single House zone.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1962.62	Aedifice Property Group	Retain the operative standard D18.6.1.3 Yards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1962.63	Aedifice Property Group	Add more historic heritage areas as a QM to allow best examples of Auckland's heritage to be retained	Qualifying Matters A-I	Historic Heritage (D17)
FS77	Keith Maddison	Oppose	1962.64	Aedifice Property Group	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal

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FS77	Keith Maddison	Oppose	1962.65	Aedifice Property Group	Amend underlying zone subject to SCAR overlays to allow for intensification [if the SCAR overlay areas are retained].	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS77	Keith Maddison	Oppose	1962.66	Aedifice Property Group	Amend underlying zone subject to SCAB overlays to allow for intensification [if the SCAB overlay areas are retained].	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS77	Keith Maddison	Oppose	1962.67	Aedifice Property Group	Amend H6.6.21 [infer H6.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.68	Aedifice Property Group	Amend H6.8.2 [infer H5.8.2] to reflect consequential amendments requested as part of the submission [refer to page 26 of submission for details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	1962.69	Aedifice Property Group	Delete H3A.2(5), H3A.2(6), H3A.2(7), H3A.2(8), H3A.2(9), H3A.2(10), H3A.2(11) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.70	Aedifice Property Group	Delete H3A.3(8), H3A.3(9), H3A.3(10), H3A.3(11), H3A.3(12), H3A.3(13), H3A.3(14), H3A.3(15), H3A.3(16), H3A.3(17) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.71	Aedifice Property Group	Amend H6.6.11(6) [infer H5.6.12] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.72	Aedifice Property Group	Delete activity H3A.4.1(A4) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.73	Aedifice Property Group	Delete activity H3A.4.1(A5) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.74	Aedifice Property Group	Delete activity H3A.4.1(A6) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS77	Keith Maddison	Oppose	1962.75	Aedifice Property Group	Delete activity H3A.4.1(A7) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.76	Aedifice Property Group	Delete activity H3A.4.1(A8) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.77	Aedifice Property Group	Delete activity H3A.4.1(A9) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.78	Aedifice Property Group	Delete activity H3A.4.1 (A10) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.79	Aedifice Property Group	Delete H3A.5(4) Notification [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.80	Aedifice Property Group	Delete standard H3A.6.1 [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.81	Aedifice Property Group	Delete standard H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified in the planning maps [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.82	Aedifice Property Group	Delete standard H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.83	Aedifice Property Group	Delete standard H3A.6.6 Additions to buildings structures existing at 30 September 2013 in the ONC, HNC, ONL overlays [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS77	Keith Maddison	Oppose	1962.84	Aedifice Property Group	Delete standard H3A.6.7(2) Building height [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.85	Aedifice Property Group	Delete standard H3A.6.10(2) Maximum impervious area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.86	Aedifice Property Group	Delete standard H3A.6.11(2), H3A.6.11(3), H3A.6.11(4) Building coverage [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.87	Aedifice Property Group	Delete standard H3A.6.12(3) Landscaped area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	1962.88	Aedifice Property Group	Approve Objective H5.2(1A).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.89	Aedifice Property Group	Approve Objective H5.2(1B).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.90	Aedifice Property Group	Amend Objective H5.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents and (b) to adjoining sites; and (c) to the street.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.91	Aedifice Property Group	Approve Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.92	Aedifice Property Group	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.93	Aedifice Property Group	Approve Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.94	Aedifice Property Group	Delete Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	1962.95	Aedifice Property Group	Amend Policy H5.3(6A) as follows: '(a) maintaining Achieving a suitable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;…(e)minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.96	Aedifice Property Group	Amend Policy H5.3(14) as follows: 'Require development of four or more dwelling per site to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.97	Aedifice Property Group	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.98	Aedifice Property Group	Delete Policy H5.3(16).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	1962.99	Aedifice Property Group	Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.100	Aedifice Property Group	Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.101	Aedifice Property Group	Amend activity H.5.4.1 (A3) to MDRS matters only.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.102	Aedifice Property Group	Delete activity H5.4.1(A14A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.103	Aedifice Property Group	Delete activity H5.4.1(A14B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.104	Aedifice Property Group	Delete activity H5.4.1 (A14C)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.105	Aedifice Property Group	Retain H.5.4.1(A30) and (A30A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.106	Aedifice Property Group	Retain H.5.4.1(A31) and (A31A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.107	Aedifice Property Group	Delete activity H5.4.1(A33).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.108	Aedifice Property Group	Delete activity H5.4.1(A33A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS77	Keith Maddison	Oppose	1962.109	Aedifice Property Group	Delete activity H.5.4.1 (A32B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.110	Aedifice Property Group	Amend H5.5(5) as follows: '...(i) Standard H5.6.4 Building height; (ii) Standard H5.6.5 Height in relation to boundary; (iii) Standard H5.6.8(1) Yards; (iv) Standard H5.6.9 Maximum impervious area; (v) Standard H5.6.10 Building coverage; (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area; (vii) Standard H5.6.12 (1) – (9) Outlook space; (viii) Standard H5.6.13 Daylight; (ix) Standard H5.6.14(1) – (4) Outdoor living space; (x) Standard H5.6.15 Front, side and rear fences and walls; (xi) Standard H5.6.16 Minimum dwelling size; (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; (xiii) Standard H5.6.19 Deep soil area and canopy tree; (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways (xv) Standard H5.6.21 Residential waste management.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	1962.111	Aedifice Property Group	Delete standard H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.112	Aedifice Property Group	Delete standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.113	Aedifice Property Group	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.114	Aedifice Property Group	Retain H5.6.5(2)(b) Height in relation to boundary.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.115	Aedifice Property Group	Delete standard H5.6.20 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.116	Aedifice Property Group	Delete H5.6.10(2) Building Coverage.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.117	Aedifice Property Group	Amend standard H6.6.12 [infer means H5.6.11] Landscaped Area to amalgamate H5.6.11(3) and H5.6.11(4) with H5.6.11(5), H5.6.1(6) and H5.6.11(7) and deleting the headings relating to the number of dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.118	Aedifice Property Group	Delete H5.6.12(1), H5.6.12(2), H5.6.12(3), H5.6.12(4), H5.6.12(5), H5.6.12(6), H5.6.12(7), H5.6.12(8), H5.6.12(9) so that all outlook space is applied under H5.6.12(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.119	Aedifice Property Group	Delete standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.120	Aedifice Property Group	Delete H5.6.14(1), H5.6.14(2), H5.6.14(3), H5.6.14(4) so that all outdoor living space is applied under H5.6.14(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.121	Aedifice Property Group	Amend standard H6.6.19(2) [infer means H5.6.18] as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	1962.122	Aedifice Property Group	Delete standard H6.6.21 [infers means H5.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.123	Aedifice Property Group	Approve standard H6.6.22 (1)(b) [infer means H5.6.21(1)(b)] Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	1962.124	Aedifice Property Group	Approve Objective H6.2(1A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.125	Aedifice Property Group	Amend Objective H6.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents; (b) to adjoining sites; and (c) to the street.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.126	Aedifice Property Group	Approve Objective H6.2 (5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.127	Aedifice Property Group	Amend Objective H6.2 (6) as follows: 'Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not nor increase the impact from their potential natural hazard risks.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.128	Aedifice Property Group	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.129	Aedifice Property Group	Amend Objective H6.2 (8) as follows: 'Enable safer pedestrian movements within the immediate locality of from higher density developments to ensure ease of pedestrian movement within the immediate locality, including to the rapid transport stops.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.130	Aedifice Property Group	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.131	Aedifice Property Group	Amend Policy H6.3(A4) as follows: delete from part (e) '… and private accessways.', delete from part (f) '…the maximum..', and amend part (g) as follows: 'requiring encouraging development to reduce the urban heat island effect on development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and...'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.132	Aedifice Property Group	Amend Policy H6.3(14) as follows: 'Require development to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	1962.133	Aedifice Property Group	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	1962.134	Aedifice Property Group	Delete activity H.6.4.1(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.135	Aedifice Property Group	Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.136	Aedifice Property Group	Approve activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.137	Aedifice Property Group	Delete activity H.6.4.1(A3B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.138	Aedifice Property Group	Delete activity H6.4.1(A3C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.139	Aedifice Property Group	Amend activity H6.4.1 (A14) status to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.140	Aedifice Property Group	Amend activity H.6.4.1(A14) from 'dairies' to 'retail'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.141	Aedifice Property Group	Delete H6.5(6) Notification.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.142	Aedifice Property Group	Amend activity H6.4.1 (A15) status [infer small food and beverage] to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.143	Aedifice Property Group	Amend H6.6.12(e)[2] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.144	Aedifice Property Group	Retain H.6.4.1(A31) and (A31A) as one permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS77	Keith Maddison	Oppose	1962.145	Aedifice Property Group	Retain H.6.4.1(A32) and (A32A) as one activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.146	Aedifice Property Group	Delete activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.147	Aedifice Property Group	Delete activity H6.4.1(A33A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.148	Aedifice Property Group	Delete activity H6.4.1 (A33B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.149	Aedifice Property Group	Amend H6.5 (5) Notification as follows: '(a) Standards that apply across the zone: (i) Standard H6.6.9 Yards (ii) Standard H6.6.10 Maximum impervious area; (iii) Standard H6.6.11 Building coverage (iv) Standard H6.6.12(1) - (3) Landscaped area; (v) Standard H6.6.13(1) – (9) Outlook space; (vi) Standard H6.6.14 Daylight; (vii) Standard H6.6.15(1) – (4) Outdoor living space; (viii) Standard H6.6.16 Front, side and rear fences and walls; (ix) Standard H6.6.17 Minimum dwelling size; (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; (xi) Standard H6.6.20 Deep soil area and canopy tree; (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; (xiii) Standard H6.6.22. Residential waste management.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	1962.150	Aedifice Property Group	Delete standard H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.151	Aedifice Property Group	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.152	Aedifice Property Group	Delete standard H6.6.5(1)(a) Building height.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.153	Aedifice Property Group	Retain H6.6.5(2)(b) Height in relation to boundary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.154	Aedifice Property Group	Delete standard H6.6.10 Maximum impervious area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	1962.155	Aedifice Property Group	Delete H6.6.11(2) Building Coverage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.156	Aedifice Property Group	Amend standard H6.6.12 Landscaped Area by amalgamating parts H6.6.12(A1) with H6.6.12(1) and deleting headings relating to the number of dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.157	Aedifice Property Group	Delete H6.6.13(1), H6.6.13(2), H6.6.13(3), H6.6.13(4), H6.6.13(5), H6.6.13(6), H6.6.13(7), H6.6.13(8), H6.6.13(9) so all outlook space is applied under H6.6.13(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.158	Aedifice Property Group	Delete standard H6.6.14 Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.159	Aedifice Property Group	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3), H6.6.15(4) so all outlook [outdoor] living space is applied under H6.6.15(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.160	Aedifice Property Group	Amend standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house. And visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.161	Aedifice Property Group	Delete standard H6.6.20 Deep Soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.162	Aedifice Property Group	Delete standard H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.163	Aedifice Property Group	Approve standard H6.6.22 (1)(b) Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.164	Aedifice Property Group	Amend the definition of canopy tree as follows: 'A tree that that has a minimum mature height of 8 metres 4 metres and canopy diameter of 6 metres 3 metres [to be achieved at maturity].'	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1962.165	Aedifice Property Group	Amend the definition of 'deep soil area' as follows: ' A vegetated or mulched area…. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring. Deep soil ….. Artificial grass and pavers are excluded from the deep soil area.'	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1962.166	Aedifice Property Group	Amend the definition of 'dwelling' as follows: 'Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen...Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.' or amend definition to only read as follows: 'Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.'	Plan making and procedural	Definitions

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FS77	Keith Maddison	Oppose	1962.167	Aedifice Property Group	Retain operative definition of 'Landscaped area'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1962.168	Aedifice Property Group	Approve the definition of 'relevant residential zone'.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1962.169	Aedifice Property Group	Amend the definition of 'servicing area' as follows: 'The area used to accommodate facilities necessary for the day to day needs of occupants, including:… heat pumps or air conditioning external units… Servicing facilities exclude:… external gas heaters boxes, heat pump or air conditioning external units; fibre internet boxes...'	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1962.170	Aedifice Property Group	No decision requested re the definition of 'urban heat island' .	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	1962.171	Aedifice Property Group	Delete LDR and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	1962.172	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Albany].	Walkable Catchments	WC RTN Albany
FS77	Keith Maddison	Oppose	1962.173	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Avondale].	Walkable Catchments	WC RTN Avondale
FS77	Keith Maddison	Oppose	1962.174	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Baldwin Ave].	Walkable Catchments	WC RTN Baldwin Ave
FS77	Keith Maddison	Oppose	1962.175	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Constellation].	Walkable Catchments	WC RTN Constellation
FS77	Keith Maddison	Oppose	1962.176	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Drury Central].	Walkable Catchments	WC RTN Drury Central
FS77	Keith Maddison	Oppose	1962.177	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ellerslie].	Walkable Catchments	WC RTN Ellerslie
FS77	Keith Maddison	Oppose	1962.178	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Fruitvale Road].	Walkable Catchments	WC RTN Fruitvale Rd
FS77	Keith Maddison	Oppose	1962.179	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Eden].	Walkable Catchments	WC RTN Glen Eden
FS77	Keith Maddison	Oppose	1962.180	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Innes].	Walkable Catchments	WC RTN Glen Innes
FS77	Keith Maddison	Oppose	1962.181	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Grafton].	Walkable Catchments	WC RTN Grafton
FS77	Keith Maddison	Oppose	1962.182	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Greenlane].	Walkable Catchments	WC RTN Greenlane
FS77	Keith Maddison	Oppose	1962.183	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Henderson].	Walkable Catchments	WC RTN Henderson
FS77	Keith Maddison	Oppose	1962.184	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Homai].	Walkable Catchments	WC RTN Homai
FS77	Keith Maddison	Oppose	1962.185	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Kingsland].	Walkable Catchments	WC RTN Kingsland
FS77	Keith Maddison	Oppose	1962.186	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manukau].	Walkable Catchments	WC RTN Manukau
FS77	Keith Maddison	Oppose	1962.187	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manurewa].	Walkable Catchments	WC RTN Manurewa

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FS77	Keith Maddison	Oppose	1962.188	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Meadowbank].	Walkable Catchments	WC RTN Meadowbank
FS77	Keith Maddison	Oppose	1962.189	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Middlemore].	Walkable Catchments	WC RTN Middlemore
FS77	Keith Maddison	Oppose	1962.190	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Morningside].	Walkable Catchments	WC RTN Morningside
FS77	Keith Maddison	Oppose	1962.191	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Albert].	Walkable Catchments	WC RTN Mt Albert
FS77	Keith Maddison	Oppose	1962.192	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Eden].	Walkable Catchments	WC RTN Mt Eden
FS77	Keith Maddison	Oppose	1962.193	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [New Lynn].	Walkable Catchments	WC RTN New Lynn
FS77	Keith Maddison	Oppose	1962.194	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Newmarket].	Walkable Catchments	WC RTN Newmarket
FS77	Keith Maddison	Oppose	1962.195	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōrākei].	Walkable Catchments	WC RTN Ōrākei
FS77	Keith Maddison	Oppose	1962.196	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōtāhuhu].	Walkable Catchments	WC RTN Ōtāhuhu
FS77	Keith Maddison	Oppose	1962.197	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Paerata].	Walkable Catchments	WC RTN Paerata
FS77	Keith Maddison	Oppose	1962.198	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pakuranga].	Walkable Catchments	WC RTN Pakuranga
FS77	Keith Maddison	Oppose	1962.199	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Panmure].	Walkable Catchments	WC RTN Panmure
FS77	Keith Maddison	Oppose	1962.200	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papakura].	Walkable Catchments	WC RTN Papakura
FS77	Keith Maddison	Oppose	1962.201	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papatoetoe].	Walkable Catchments	WC RTN Papatoetoe
FS77	Keith Maddison	Oppose	1962.202	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Walkable Catchments	WC RTN Parnell
FS77	Keith Maddison	Oppose	1962.203	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Penrose].	Walkable Catchments	WC RTN Penrose
FS77	Keith Maddison	Oppose	1962.204	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Puhinui].	Walkable Catchments	WC RTN Puhinui
FS77	Keith Maddison	Oppose	1962.205	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pukekohe].	Walkable Catchments	WC RTN Pukekohe
FS77	Keith Maddison	Oppose	1962.206	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rānui].	Walkable Catchments	WC RTN Rānui
FS77	Keith Maddison	Oppose	1962.207	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Remuera].	Walkable Catchments	WC RTN Remuera
FS77	Keith Maddison	Oppose	1962.208	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rosedale].	Walkable Catchments	WC RTN Rosedale
FS77	Keith Maddison	Oppose	1962.209	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Smales Farm].	Walkable Catchments	WC RTN Smales Farm

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FS77	Keith Maddison	Oppose	1962.210	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sturges Rd].	Walkable Catchments	WC RTN Sturges Rd
FS77	Keith Maddison	Oppose	1962.211	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnynook].	Walkable Catchments	WC RTN Sunnynook
FS77	Keith Maddison	Oppose	1962.212	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnyvale].	Walkable Catchments	WC RTN Sunnyvale
FS77	Keith Maddison	Oppose	1962.213	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Swanson].	Walkable Catchments	WC RTN Swanson
FS77	Keith Maddison	Oppose	1962.214	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sylvia Park].	Walkable Catchments	WC RTN Sylvia Park
FS77	Keith Maddison	Oppose	1962.215	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Takaanini].	Walkable Catchments	WC RTN Takaanini
FS77	Keith Maddison	Oppose	1962.216	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Te Mahia].	Walkable Catchments	WC RTN Te Mahia
FS77	Keith Maddison	Oppose	1962.217	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Future stops].	Walkable Catchments	WC RTN Future stops
FS77	Keith Maddison	Oppose	1962.218	Aedifice Property Group	Delete the requirement for the deep soil area to be provided in one contiguous area and allow it to be provided within private outdoor living areas under H6.6.20 [if the standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.219	Aedifice Property Group	Amend H6.6.21 to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	1962.220	Aedifice Property Group	Amend H6.8.2 to reflect consequential amendments requested as part of the submission [refer to page 34 of submission for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	1992.1	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS77	Keith Maddison	Oppose	1992.2	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Business - provisions
FS77	Keith Maddison	Oppose	1992.3	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS77	Keith Maddison	Oppose	2025.1	Greater Auckland	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2025.2	Greater Auckland	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2025.3	Greater Auckland	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	2025.4	Greater Auckland	Delete the 72.5m height control in the City Centre.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	2025.5	Greater Auckland	Amend to a 2400m walkable catchment around the City Centre.	Walkable Catchments	WC City Centre - Extent
FS77	Keith Maddison	Oppose	2025.6	Greater Auckland	Amend to 1600m walkable catchment around Rapid Transit Stops in the Isthmus.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2025.7	Greater Auckland	Amend to 1600m walkable catchment around Metropolitan Centres in the Isthmus.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS77	Keith Maddison	Oppose	2025.8	Greater Auckland	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2025.9	Greater Auckland	Add Great North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.10	Greater Auckland	Add New North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.11	Greater Auckland	Add Great South Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.12	Greater Auckland	Add Remuera Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.13	Greater Auckland	Add Sandringham Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.14	Greater Auckland	Add Dominion Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.15	Greater Auckland	Add Manukau Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.16	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.17	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2025.18	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional Long Term Plan for interim improvements ahead of a longer-term major investment.	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2025.19	Greater Auckland	Amend approach to determining walkable catchment from a GIS approach to instead using a more flexible and generous approach that reflects the ability for rapid transit station access improvements to be made in the future.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2025.20	Greater Auckland	Amend to provide greater heights for residential zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	2025.21	Greater Auckland	Amend to provide greater heights for business zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	2025.22	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Mixed Housing Urban zone, subject to appropriate development controls.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2025.23	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Terraced Housing and Apartments Building zone, subject to appropriate development controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2025.24	Greater Auckland	Rezone the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2025.25	Greater Auckland	[Inferred] Reconsider the Special Character Areas Residential overlay for the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	2025.26	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2025.27	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	2025.28	Greater Auckland	Rezone Ivanhoe Road, Western Springs and surrounding area from Mixed Housing Urban to THAB zone due to proximity to high quality public transport and planning rapid transit corridor along SH16. (See map in submission).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2025.29	Greater Auckland	Remove the Special Character Areas Overlay near the Grey Lynn shops (e.g. Dryden Street, Grey Lynn) due to proximity to high quality transport outweighing character.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2025.30	Greater Auckland	Rezone areas of Segar Avenue, Tasman Avenue, Sutherland Road and Fontenoy Street, Mount Albert from Mixed Housing Urban to THAB Zone to reflect potential for pedestrian improvements across SH16 in future and very high-quality public transport along Carrington Road. (See map in submission).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2025.31	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	2025.32	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission) and rezone to an approriate zone [infer THAB zone].	Urban Environment	Single or small area rezoning proposal
FS77	Keith Maddison	Oppose	2025.33	Greater Auckland	Rezone the random and patchy areas of Mixed Housing Urban (e.g. Lillington Road and Wairakei Street, Remuera and Clonbern Road, Greenlane) to THAB Zone as Auckland Transport are already investigating ways to improve access to train stations such as Greenlane and Remuera, which would bring these areas within the walkable catchments of those stations. (See map in submission).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2025.34	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2025.35	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS77	Keith Maddison	Oppose	2025.36	Greater Auckland	Rezone the Ellerslie - Panmure Highway from Mixed Housing Urban to THAB Zone as it is a planned and funded rapid transit corridor that will meet the NPS UD definition of rapid transit. (See map in submission).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2025.37	Greater Auckland	Rezone the Eastern Busway Corridor - Ti Rakau Drive to THAB Zone where it currently Mixed Housing Urban as project now confirmed and funded as rapid transit project. (See map in submission).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2025.38	Greater Auckland	Rezone the Airport to Botany Corridor - Ti Irirangi Drive to THAB Zone as meets the criteria for being a planned rapid transit corridor. Project design is now well advanced and station locations confirmed. (See map in submission).	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2036.1	Evans Randall Investors Ltd	Reject plan change as not consistent with the NPS UD or MDRS.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2036.2	Evans Randall Investors Ltd	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2036.3	Evans Randall Investors Ltd	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS77	Keith Maddison	Oppose	2036.4	Evans Randall Investors Ltd	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2036.5	Evans Randall Investors Ltd	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2036.6	Evans Randall Investors Ltd	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2036.7	Evans Randall Investors Ltd	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	2036.8	Evans Randall Investors Ltd	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS77	Keith Maddison	Oppose	2036.9	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2036.10	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	2036.11	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS77	Keith Maddison	Oppose	2036.12	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2036.13	Evans Randall Investors Ltd	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2036.14	Evans Randall Investors Ltd	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.15	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.16	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.17	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.18	Evans Randall Investors Ltd	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.19	Evans Randall Investors Ltd	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.20	Evans Randall Investors Ltd	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.21	Evans Randall Investors Ltd	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.22	Evans Randall Investors Ltd	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.23	Evans Randall Investors Ltd	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2036.24	Evans Randall Investors Ltd	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2036.25	Evans Randall Investors Ltd	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2036.26	Evans Randall Investors Ltd	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2036.27	Evans Randall Investors Ltd	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2036.28	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2036.29	Evans Randall Investors Ltd	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2036.30	Evans Randall Investors Ltd	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2036.31	Evans Randall Investors Ltd	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2036.32	Evans Randall Investors Ltd	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.33	Evans Randall Investors Ltd	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.34	Evans Randall Investors Ltd	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.35	Evans Randall Investors Ltd	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.36	Evans Randall Investors Ltd	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.37	Evans Randall Investors Ltd	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.38	Evans Randall Investors Ltd	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.39	Evans Randall Investors Ltd	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.40	Evans Randall Investors Ltd	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.41	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.42	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2036.43	Evans Randall Investors Ltd	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.44	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.45	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.46	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.47	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.48	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.49	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.50	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.51	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.52	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.53	Evans Randall Investors Ltd	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2036.54	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.55	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.56	Evans Randall Investors Ltd	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.57	Evans Randall Investors Ltd	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS77	Keith Maddison	Oppose	2036.58	Evans Randall Investors Ltd	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.59	Evans Randall Investors Ltd	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.60	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.61	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.62	Evans Randall Investors Ltd	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.63	Evans Randall Investors Ltd	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.64	Evans Randall Investors Ltd	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.65	Evans Randall Investors Ltd	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.66	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.67	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.68	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.69	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.70	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.71	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.72	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS77	Keith Maddison	Oppose	2036.73	Evans Randall Investors Ltd	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.74	Evans Randall Investors Ltd	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.75	Evans Randall Investors Ltd	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2036.76	Evans Randall Investors Ltd	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.77	Evans Randall Investors Ltd	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.78	Evans Randall Investors Ltd	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.79	Evans Randall Investors Ltd	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.80	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.81	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.82	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.83	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.84	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	2036.85	Evans Randall Investors Ltd	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.86	Evans Randall Investors Ltd	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.87	Evans Randall Investors Ltd	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.88	Evans Randall Investors Ltd	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.89	Evans Randall Investors Ltd	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.90	Evans Randall Investors Ltd	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.91	Evans Randall Investors Ltd	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.92	Evans Randall Investors Ltd	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.93	Evans Randall Investors Ltd	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.94	Evans Randall Investors Ltd	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2036.95	Evans Randall Investors Ltd	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS77	Keith Maddison	Oppose	2036.96	Evans Randall Investors Ltd	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2036.97	Evans Randall Investors Ltd	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2036.98	Evans Randall Investors Ltd	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2036.99	Evans Randall Investors Ltd	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.100	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.101	Evans Randall Investors Ltd	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.102	Evans Randall Investors Ltd	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.103	Evans Randall Investors Ltd	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.104	Evans Randall Investors Ltd	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.105	Evans Randall Investors Ltd	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	2036.106	Evans Randall Investors Ltd	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.107	Evans Randall Investors Ltd	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.108	Evans Randall Investors Ltd	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.109	Evans Randall Investors Ltd	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.110	Evans Randall Investors Ltd	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.111	Evans Randall Investors Ltd	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.112	Evans Randall Investors Ltd	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.113	Evans Randall Investors Ltd	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2036.114	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.115	Evans Randall Investors Ltd	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.116	Evans Randall Investors Ltd	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	2036.117	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.118	Evans Randall Investors Ltd	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.119	Evans Randall Investors Ltd	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.120	Evans Randall Investors Ltd	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.121	Evans Randall Investors Ltd	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.122	Evans Randall Investors Ltd	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.123	Evans Randall Investors Ltd	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.124	Evans Randall Investors Ltd	Amend the proposed new assessment criteria H6.8.2.(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.125	Evans Randall Investors Ltd	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.126	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.127	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'attractive'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	2036.128	Evans Randall Investors Ltd	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.129	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.130	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.131	Evans Randall Investors Ltd	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.132	Evans Randall Investors Ltd	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.133	Evans Randall Investors Ltd	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.134	Evans Randall Investors Ltd	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.135	Evans Randall Investors Ltd	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2036.136	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.137	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS77	Keith Maddison	Oppose	2036.138	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.139	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.140	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.141	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.142	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.143	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.144	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS77	Keith Maddison	Oppose	2036.145	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.146	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2036.147	Evans Randall Investors Ltd	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	2036.148	Evans Randall Investors Ltd	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	2036.149	Evans Randall Investors Ltd	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	2036.150	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	2036.151	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2036.152	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2036.153	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2036.154	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2036.155	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions

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FS77	Keith Maddison	Oppose	2036.156	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS77	Keith Maddison	Oppose	2036.157	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS77	Keith Maddison	Oppose	2036.158	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	2036.159	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	2036.160	Evans Randall Investors Ltd	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2036.161	Evans Randall Investors Ltd	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2036.162	Evans Randall Investors Ltd	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2036.163	Evans Randall Investors Ltd	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	2036.164	Evans Randall Investors Ltd	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2036.165	Evans Randall Investors Ltd	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	2036.166	Evans Randall Investors Ltd	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2040.1	Mike Greer Developments	Approve C1.6A Overlay and precinct rules as the revised wording proposed by the plan change clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS77	Keith Maddison	Oppose	2040.2	Mike Greer Developments	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2040.3	Mike Greer Developments	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2040.4	Mike Greer Developments	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	2040.5	Mike Greer Developments	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS77	Keith Maddison	Oppose	2040.6	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2040.7	Mike Greer Developments	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	2040.8	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS77	Keith Maddison	Oppose	2040.9	Mike Greer Developments	Rezone all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2040.10	Mike Greer Developments	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.11	Mike Greer Developments	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.12	Mike Greer Developments	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.13	Mike Greer Developments	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS77	Keith Maddison	Oppose	2040.14	Mike Greer Developments	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.15	Mike Greer Developments	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.16	Mike Greer Developments	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.17	Mike Greer Developments	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.18	Mike Greer Developments	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.19	Mike Greer Developments	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.20	Mike Greer Developments	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2040.21	Mike Greer Developments	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2040.22	Mike Greer Developments	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2040.23	Mike Greer Developments	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2040.24	Mike Greer Developments	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2040.25	Mike Greer Developments	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2040.26	Mike Greer Developments	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2040.27	Mike Greer Developments	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS77	Keith Maddison	Oppose	2040.28	Mike Greer Developments	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2040.29	Mike Greer Developments	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.30	Mike Greer Developments	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.31	Mike Greer Developments	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.32	Mike Greer Developments	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.33	Mike Greer Developments	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.34	Mike Greer Developments	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.35	Mike Greer Developments	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.36	Mike Greer Developments	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.37	Mike Greer Developments	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.38	Mike Greer Developments	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.39	Mike Greer Developments	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.40	Mike Greer Developments	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.41	Mike Greer Developments	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.42	Mike Greer Developments	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	2040.43	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.44	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.45	Mike Greer Developments	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.46	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.47	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.48	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.49	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.50	Mike Greer Developments	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2040.51	Mike Greer Developments	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.52	Mike Greer Developments	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.53	Mike Greer Developments	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.54	Mike Greer Developments	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.55	Mike Greer Developments	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.56	Mike Greer Developments	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.57	Mike Greer Developments	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS77	Keith Maddison	Oppose	2040.58	Mike Greer Developments	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.59	Mike Greer Developments	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.60	Mike Greer Developments	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.61	Mike Greer Developments	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.62	Mike Greer Developments	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.63	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.64	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.65	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.66	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.67	Mike Greer Developments	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.68	Mike Greer Developments	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.69	Mike Greer Developments	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.70	Mike Greer Developments	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.71	Mike Greer Developments	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2040.72	Mike Greer Developments	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS77	Keith Maddison	Oppose	2040.73	Mike Greer Developments	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.74	Mike Greer Developments	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.75	Mike Greer Developments	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.76	Mike Greer Developments	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.77	Mike Greer Developments	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.78	Mike Greer Developments	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.79	Mike Greer Developments	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.80	Mike Greer Developments	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.81	Mike Greer Developments	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.82	Mike Greer Developments	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.83	Mike Greer Developments	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	2040.84	Mike Greer Developments	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.85	Mike Greer Developments	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.86	Mike Greer Developments	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.87	Mike Greer Developments	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.88	Mike Greer Developments	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.89	Mike Greer Developments	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.90	Mike Greer Developments	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.91	Mike Greer Developments	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2040.92	Mike Greer Developments	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2040.93	Mike Greer Developments	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2040.94	Mike Greer Developments	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS77	Keith Maddison	Oppose	2040.95	Mike Greer Developments	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2040.96	Mike Greer Developments	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.97	Mike Greer Developments	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.98	Mike Greer Developments	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.99	Mike Greer Developments	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.100	Mike Greer Developments	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.101	Mike Greer Developments	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.102	Mike Greer Developments	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.103	Mike Greer Developments	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.104	Mike Greer Developments	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	2040.105	Mike Greer Developments	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.106	Mike Greer Developments	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.107	Mike Greer Developments	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.108	Mike Greer Developments	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.109	Mike Greer Developments	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.110	Mike Greer Developments	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2040.111	Mike Greer Developments	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.112	Mike Greer Developments	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.113	Mike Greer Developments	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.114	Mike Greer Developments	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.115	Mike Greer Developments	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	2040.116	Mike Greer Developments	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.117	Mike Greer Developments	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.118	Mike Greer Developments	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.119	Mike Greer Developments	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.120	Mike Greer Developments	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.121	Mike Greer Developments	Amend the proposed new assessment criteria H6.8.2..(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.122	Mike Greer Developments	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.123	Mike Greer Developments	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'and 'attractive' Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.124	Mike Greer Developments	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.125	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.126	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	2040.127	Mike Greer Developments	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.128	Mike Greer Developments	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.129	Mike Greer Developments	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.130	Mike Greer Developments	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.131	Mike Greer Developments	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2040.132	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.133	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.134	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.135	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2040.136	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.137	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.138	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.139	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.140	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.141	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2040.142	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2040.143	Mike Greer Developments	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	2040.144	Mike Greer Developments	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	2040.145	Mike Greer Developments	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	2040.146	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	2040.147	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2040.148	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2040.149	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2040.150	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2040.151	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2040.152	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS77	Keith Maddison	Oppose	2040.153	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS77	Keith Maddison	Oppose	2040.154	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	2040.155	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone

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FS77	Keith Maddison	Oppose	2040.156	Mike Greer Developments	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2040.157	Mike Greer Developments	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2040.158	Mike Greer Developments	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2040.159	Mike Greer Developments	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use Zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	2040.160	Mike Greer Developments	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2040.161	Mike Greer Developments	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	2040.162	Mike Greer Developments	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2041.1	Neilston Homes	Amend the plan change to as it is inefficient and costly, onerous and would lead to complicated and costly resource consent applications and interpretation issues.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2041.2	Neilston Homes	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS77	Keith Maddison	Oppose	2041.3	Neilston Homes	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2041.4	Neilston Homes	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2041.5	Neilston Homes	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS77	Keith Maddison	Oppose	2041.6	Neilston Homes	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2041.7	Neilston Homes	Amend in G2 by adding the folllowing explanation: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	2041.8	Neilston Homes	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centres - Methodology
FS77	Keith Maddison	Oppose	2041.9	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2041.10	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	2041.11	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS77	Keith Maddison	Oppose	2041.12	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2041.13	Neilston Homes	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.14	Neilston Homes	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.15	Neilston Homes	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.16	Neilston Homes	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS77	Keith Maddison	Oppose	2041.17	Neilston Homes	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.18	Neilston Homes	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.19	Neilston Homes	6A) Require development to achieve a built form that contributes to the planned outcomes of the zone high-quality built environment outcomes by: (a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.20	Neilston Homes	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.21	Neilston Homes	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.22	Neilston Homes	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2041.23	Neilston Homes	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2041.24	Neilston Homes	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.25	Neilston Homes	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.26	Neilston Homes	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.27	Neilston Homes	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.28	Neilston Homes	Delete standards not identified within the MDRS in (A4) within H5.4 Activity table - four or more dwellings per site. The standards for: - Infrastructure standards: - Deep soil area and canopy tree; - Safety and privacy buffer -Residential waste management	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.29	Neilston Homes	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.30	Neilston Homes	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.31	Neilston Homes	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2041.32	Neilston Homes	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.33	Neilston Homes	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.34	Neilston Homes	Delete H5.6.5. Height in relation to boundary 'privacy' wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.35	Neilston Homes	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.36	Neilston Homes	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	2041.37	Neilston Homes	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.38	Neilston Homes	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.39	Neilston Homes	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.40	Neilston Homes	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a SEA already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.41	Neilston Homes	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.42	Neilston Homes	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.43	Neilston Homes	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.44	Neilston Homes	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.45	Neilston Homes	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.46	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.47	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.48	Neilston Homes	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.49	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.50	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.51	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	2041.52	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.53	Neilston Homes	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2041.54	Neilston Homes	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.55	Neilston Homes	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.56	Neilston Homes	Delete the new proposed assessment criteria in H5.8.1 Assessment to read as follows: (ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.57	Neilston Homes	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - to read: "C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2041.58	Neilston Homes	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.59	Neilston Homes	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove H5.8.2(1)(f) requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.60	Neilston Homes	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places.. Delete H5.8.2(h)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.61	Neilston Homes	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), and delete references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.62	Neilston Homes	Amend new proposed assessment criteria within H5.8.2 (4)(iii) to read: "iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.63	Neilston Homes	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.64	Neilston Homes	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.65	Neilston Homes	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.66	Neilston Homes	Amend H5.8.2 assessment criteria (15) to read: e) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.67	Neilston Homes	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS (see page 17-18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.68	Neilston Homes	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.69	Neilston Homes	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.70	Neilston Homes	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.71	Neilston Homes	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.72	Neilston Homes	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2041.73	Neilston Homes	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.74	Neilston Homes	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.75	Neilston Homes	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2041.76	Neilston Homes	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.77	Neilston Homes	Amend objective H6.2(A1)(ii) and introduce a new (iii). ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.78	Neilston Homes	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.79	Neilston Homes	Amend objective H6.2(2) to read: 2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.in a variety of forms.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.80	Neilston Homes	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.81	Neilston Homes	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.82	Neilston Homes	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	2041.83	Neilston Homes	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.84	Neilston Homes	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.85	Neilston Homes	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.86	Neilston Homes	Amend policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity as follows: 1) Enable a variety of housing types at high densities including terrace housing and low to midrise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.87	Neilston Homes	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: "2) Require the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a reasonable high quality built environment: (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.88	Neilston Homes	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective as follows: "A4) Require development to achieve a built planned urban form that contributes to reasonable highquality built environment outcomes by: (a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; ... (d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;"	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	2041.89	Neilston Homes	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: 4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.90	Neilston Homes	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.91	Neilston Homes	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.92	Neilston Homes	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.93	Neilston Homes	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.94	Neilston Homes	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2041.95	Neilston Homes	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2041.96	Neilston Homes	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2041.97	Neilston Homes	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2041.98	Neilston Homes	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2041.99	Neilston Homes	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.100	Neilston Homes	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.101	Neilston Homes	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.102	Neilston Homes	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.103	Neilston Homes	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.104	Neilston Homes	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	2041.105	Neilston Homes	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment' as follows: 1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment. (2) On a site subject to a Significant Ecological Areas Overlay: (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.106	Neilston Homes	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.107	Neilston Homes	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.108	Neilston Homes	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.109	Neilston Homes	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.110	Neilston Homes	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.111	Neilston Homes	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.112	Neilston Homes	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	2041.113	Neilston Homes	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2041.114	Neilston Homes	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.115	Neilston Homes	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.116	Neilston Homes	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.117	Neilston Homes	interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d) as follows: ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	2041.118	Neilston Homes	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.119	Neilston Homes	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.120	Neilston Homes	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades in H6.8.2(1)(f).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.121	Neilston Homes	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) reference to use of quality, durable and easily maintainable materials. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road. network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.122	Neilston Homes	Delete within H6.8.2.(3)(l) assessment criteria references to: references to the need for wider upgrades of the adjacent road network. Delete references to deep soil and communal open space in 3(g); Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.123	Neilston Homes	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to '"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.124	Neilston Homes	Amend the proposed new assessment criteria H6.8.2(6) for Height in relation to boundary to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.125	Neilston Homes	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.126	Neilston Homes	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'attractive' as follows: (f) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	2041.127	Neilston Homes	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i) as follows: H6.8.2. Assessment criteria (15A) For windows to street and private vehicle and pedestrian accessways (a) refer to Policy H5.3(C1) (b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.128	Neilston Homes	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.129	Neilston Homes	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.130	Neilston Homes	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.131	Neilston Homes	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.132	Neilston Homes	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.133	Neilston Homes	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension in H5.9 Special information requirements. .	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.134	Neilston Homes	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2041.135	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS77	Keith Maddison	Oppose	2041.136	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.137	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.138	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.139	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.140	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.141	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.142	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS77	Keith Maddison	Oppose	2041.143	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.144	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.145	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2041.146	Neilston Homes	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	2041.147	Neilston Homes	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	2041.148	Neilston Homes	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	2041.149	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.). [Infer to retain H9.6.2 Height in relation to boundary control as outlined in Table H9.6.2.1]	Business Zones provisions	Metropolitan Centre Zone - provisions
FS77	Keith Maddison	Oppose	2041.150	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2041.151	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions

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FS77	Keith Maddison	Oppose	2041.152	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2041.153	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2041.154	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2041.155	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS77	Keith Maddison	Oppose	2041.156	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS77	Keith Maddison	Oppose	2041.157	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details. [Infer reference should be H13.6.1]	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	2041.158	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	2041.159	Neilston Homes	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2041.160	Neilston Homes	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2041.161	Neilston Homes	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2041.162	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS77	Keith Maddison	Oppose	2041.163	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	2041.164	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Walkable Catchments	WC General - Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2041.165	Neilston Homes	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2041.166	Neilston Homes	Include Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	2041.167	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2041.168	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2083.1	Universal Homes	Retain the revised wording of C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2083.2	Universal Homes	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2083.3	Universal Homes	Delete proposed Standards D14.6.5 – D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2083.4	Universal Homes	Amend the wording of Chapter G2 to include the wording specified.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	2083.5	Universal Homes	Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS77	Keith Maddison	Oppose	2083.6	Universal Homes	That the Auckland Council reviews all OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2083.7	Universal Homes	Retain the revised wording of objective H5.2(1).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.8	Universal Homes	Amend objective H5.2(3) to retain the existing wording from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.9	Universal Homes	Amend the wording of objective H5.2(6) to delete the proposed wording or reword to delete the reference to high quality built environment.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.10	Universal Homes	Amend objective H5.2(8) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.11	Universal Homes	Amend objective H5.2(9) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.12	Universal Homes	Delete objective H5.2(10) or amend to refer specifically to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.13	Universal Homes	Amend the text of Policy H5.3(6A) as specified in the submission.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.14	Universal Homes	Delete the proposed wording of Policy H5.2(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.15	Universal Homes	Delete policy H5.2(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.16	Universal Homes	Delete policy H5.2(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.17	Universal Homes	Delete policy H5.2(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2083.18	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2083.19	Universal Homes	Delete activity A2A from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2083.20	Universal Homes	Delete activities A2B and A33B from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2083.21	Universal Homes	Delete all standards to be complied with that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2083.22	Universal Homes	Delete all standards for four or more dwellings that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2083.23	Universal Homes	Amend H5.5(5) to delete all standards that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.24	Universal Homes	Delete Standard H5.5(6).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.25	Universal Homes	Delete Standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.26	Universal Homes	Delete Standard H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.27	Universal Homes	Delete the word "privacy" from the purpose of Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.28	Universal Homes	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.29	Universal Homes	Amend Standard H5.6.5(b) to retain the existing minor protrusions exemptions for boundaries with Open Space zones from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.30	Universal Homes	Amend Standard H5.6.9 Maximum Impervious Area to 70%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.31	Universal Homes	Delete the additional wording proposed for the purpose of Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.32	Universal Homes	Retain the proposed changes to Standard H5.6.10 Building Coverage, increasing building coverage to 50%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.33	Universal Homes	Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.34	Universal Homes	Amend the proposed text changes to Standard H5.6.11 Landscaped area to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.35	Universal Homes	Amend the proposed text changes to Standard H5.6.12 outlook to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.36	Universal Homes	Delete Standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.37	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.38	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard and delete the communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.39	Universal Homes	Delete Standard H5.6.18 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.40	Universal Homes	Delete standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.41	Universal Homes	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.42	Universal Homes	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2083.43	Universal Homes	Delete matters of control H5.7.1.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.44	Universal Homes	Delete matters of discretion H5.8.1(1)©.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.45	Universal Homes	Delete matters of discretion H5.8.1(2)(ia).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.46	Universal Homes	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.47	Universal Homes	Delete matters of discretion H5.8.1(6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.48	Universal Homes	Amend assessment criteria H5.8.2(1)(b)(i) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.49	Universal Homes	Amend the wording of assessment criteria H5.8.2(2) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.50	Universal Homes	Delete assessment criteria H5.8.2(3)(l).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.51	Universal Homes	Amend the wording of assessment criteria H5.8.2(4) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.52	Universal Homes	Amend the wording of assessment criteria H5.8.2(6) to refer to additional HIRB infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.53	Universal Homes	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.54	Universal Homes	Delete assessment criteria H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.55	Universal Homes	Amend assessment criteria H5.8.2(15) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.56	Universal Homes	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.57	Universal Homes	Delete assessment criteria H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.58	Universal Homes	Delete assessment criteria H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.59	Universal Homes	Delete assessment criteria H5.8.2(20) and move the necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.60	Universal Homes	Delete assessment criteria H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.61	Universal Homes	Delete assessment criteria H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.62	Universal Homes	Delete special information requirement (1) for a landscape plan.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.63	Universal Homes	Delete special information requirement (2) for deep soil areas.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.64	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2083.65	Universal Homes	Amend the zone description in H6.1 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.66	Universal Homes	Amend the wording of objectives H6.2(A1) and (B1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.67	Universal Homes	Delete objective H6.2(1A) or amend to remove the reference to a high quality built environment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.68	Universal Homes	Amend objective H6.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.69	Universal Homes	Amend objective H6.2(3) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.70	Universal Homes	Amend objective H6.2(4) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.71	Universal Homes	Delete objective H6.2(5) or reword to delete the reference to high quality building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.72	Universal Homes	Delete objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.73	Universal Homes	Delete objective H6.2(9)	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.74	Universal Homes	Retain proposed policy H6.3(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.75	Universal Homes	Amend the wording of policy H6.3(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.76	Universal Homes	Amend the wording of policy H6.3(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.77	Universal Homes	Amend the wording of policy H6.3(A4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.78	Universal Homes	Amend the wording of policy H6.3(4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.79	Universal Homes	Retain Policy H6.3(9) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.80	Universal Homes	Delete Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.81	Universal Homes	Delete Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.82	Universal Homes	Delete Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.83	Universal Homes	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2083.84	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2083.85	Universal Homes	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m2 as a permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2083.86	Universal Homes	Delete activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2083.87	Universal Homes	Delete activities H6.4(A2B) and A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2083.88	Universal Homes	Amend the activity table to delete standards to be complied with that are not identified within the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2083.89	Universal Homes	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.90	Universal Homes	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.91	Universal Homes	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.92	Universal Homes	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m2.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.93	Universal Homes	Amend standard H6.6.6 Height in Relation to Boundary to apply to the first 25m of the site rather than 21.5m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.94	Universal Homes	Amend standard H6.6.11 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.95	Universal Homes	Amend Standard H6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.96	Universal Homes	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.97	Universal Homes	Delete standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.98	Universal Homes	Amend standard H6.6.15 to match the MDRS standard and delete the communal outdoor living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.99	Universal Homes	Delete standard H6.6.19 and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.100	Universal Homes	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.101	Universal Homes	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.102	Universal Homes	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2083.103	Universal Homes	Delete the proposed new assessment criteria for H6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.104	Universal Homes	Delete the proposed new assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.105	Universal Homes	Delete matter of discretion H6.8.1(1)©.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.106	Universal Homes	Delete matter of discretion H6.8.1(2)(ia)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.107	Universal Homes	Amend matters of discretion H6.8.1(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.108	Universal Homes	Delete matters of discretion H6.8.1(6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.109	Universal Homes	Amend assessment criteria H6.8.2(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.110	Universal Homes	Amend assessment criteria H6.8.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.111	Universal Homes	Amend assessment criteria H6.8.2(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.112	Universal Homes	Amend assessment criteria H6.8.2(5) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.113	Universal Homes	Amend assessment criteria H6.8.2(6) to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.114	Universal Homes	Delete assessment criteria H6.8.2(12)€.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.115	Universal Homes	Amend assessment criteria H6.8.2(15) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.116	Universal Homes	Amend assessment criteria H6.8.2(15A) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.117	Universal Homes	Delete assessment criteria H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.118	Universal Homes	Delete assessment criteria H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.119	Universal Homes	Delete assessment criteria H6.8.2(20) and move necessary criteria to H6.8.2(1) (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.120	Universal Homes	Delete assessment criteria H6.8.2(21).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.121	Universal Homes	Delete special information requirement (1) for a landscape plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.122	Universal Homes	Delete special information requirement (2) for deep soil areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2083.123	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2083.124	Universal Homes	Confirm deletion of Standards H8.6.10 and H8.6.12 - H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS77	Keith Maddison	Oppose	2083.125	Universal Homes	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS77	Keith Maddison	Oppose	2083.126	Universal Homes	Delete standard H8.6.34 Through Site Links and replace it with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS77	Keith Maddison	Oppose	2083.127	Universal Homes	Amend Standard H9.6.1 Building height to provide for unlimited height in the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS77	Keith Maddison	Oppose	2083.128	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS77	Keith Maddison	Oppose	2083.129	Universal Homes	Amend Standard H10.6.1 Building height to provide for a height of 32.5m within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2083.130	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2083.131	Universal Homes	Amend Standard H11.6.1 Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2083.132	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Local Centre Zone - provisions
FS77	Keith Maddison	Oppose	2083.133	Universal Homes	Increase the walkable catchment of the Local Centres Zone to 400m and up zone those sites within the walkable catchment to provide for at least 6 storeys.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2083.134	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS77	Keith Maddison	Oppose	2083.135	Universal Homes	Amend Standard H13.6.1 Building height to provide for a height of 24m within all Mixed Use Zones.	Business Zones provisions	Mixed Use Zone

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FS77	Keith Maddison	Oppose	2083.136	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Mixed Use Zone
FS77	Keith Maddison	Oppose	2083.137	Universal Homes	Delete the definition for Canopy tree.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2083.138	Universal Homes	Delete the definition for Deep soil area.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2083.139	Universal Homes	Amend the definition of landscape area to clarify what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS. Alternatively retain the existing definition from the AUP(OP).	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2083.140	Universal Homes	Amend the Walkable catchment as set out in the submission.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS77	Keith Maddison	Oppose	2083.141	Universal Homes	Amend the plan change to ascribe a height of 24 to 6 storeys rather than 21m.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	2083.142	Universal Homes	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2083.143	Universal Homes	Include the Special Housing Areas into	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	2083.144	Universal Homes	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2238.1	Beachlands South Limited Partnership	Approve in general the application of the Mixed Housing urban zone through urban residential areas to incorporate the MDRS.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2238.2	Beachlands South Limited Partnership	Approve in general the application of the THAB zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2238.3	Beachlands South Limited Partnership	Reject the decision not to apply walkable catchments around ferry services.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2238.4	Beachlands South Limited Partnership	Approve the application of MDRS in Beachlands.	Plan making and procedural	General

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FS77	Keith Maddison	Oppose	2238.5	Beachlands South Limited Partnership	Reject the Beachlands Transport Infrastructure Constraints QM unless Council unless it can be shown to be required by an appropriate level of analysis.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS77	Keith Maddison	Oppose	2238.6	Beachlands South Limited Partnership	Apply a walkable catchment to Beachlands from the edge of the Pine Harbour Ferry Terminal in accordance with the submitter's walking and cycling isochrone analysis [see Appendix 1].	Walkable Catchments	WC RTN Other
FS77	Keith Maddison	Oppose	2238.7	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2238.8	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2238.9	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2238.10	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2238.11	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2238.12	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2238.13	Beachlands South Limited Partnership	Remove H5.6.18 Windows to street and private vehicle and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2238.14	Beachlands South Limited Partnership	Remove H5.6.19 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2238.15	Beachlands South Limited Partnership	Remove H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2238.16	Beachlands South Limited Partnership	Remove H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2238.17	Beachlands South Limited Partnership	Remove all proposed special information requirements under H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS77	Keith Maddison	Oppose	2238.18	Beachlands South Limited Partnership	Remove H6.6.19 Windows to street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2238.19	Beachlands South Limited Partnership	Remove H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2238.20	Beachlands South Limited Partnership	Remove H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2238.21	Beachlands South Limited Partnership	Remove H6.6.22 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2238.22	Beachlands South Limited Partnership	Remove all proposed special information requirements under H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2238.23	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2238.24	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2238.25	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2238.26	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2238.27	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2238.28	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2238.29	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2238.30	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.1	Stuart P.C. Ltd	Approve the zoning of Selwyn Avenue, Mission Bay.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.2	Stuart P.C. Ltd	Amend plan change provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council QM and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.3	Stuart P.C. Ltd	Remove from maps overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.4	Stuart P.C. Ltd	Approve C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2248.5	Stuart P.C. Ltd	Delete the requirement that that all applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect, commensurate with the scale and significance of the effects of the proposed buildings.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2248.6	Stuart P.C. Ltd	Delete statement ‘The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ from E38 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2248.7	Stuart P.C. Ltd	Delete 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA' from E36 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2248.8	Stuart P.C. Ltd	Delete statement 'and in some cases has applied the Residential - Low Density Residential Zone to this land' from E36.1 Background.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2248.9	Stuart P.C. Ltd	Delete references to QM from the following amendment to E38.1: 'This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters.'	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.10	Stuart P.C. Ltd	Delete references to QM from E38.2(10)(d), E38.2(10)(e), and E38.2 Medium Density Residential Standards Objectives (11).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.11	Stuart P.C. Ltd	Delete references to QM from E38.3 Policies (13), (31), (32), (33), (34), and (35), particularly references to the mapped Infrastructure Constraints.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.12	Stuart P.C. Ltd	Delete references to QM, particularly the mapped Infrastructure Constraints, from Table E38.2 Activity table.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.13	Stuart P.C. Ltd	Approve the proposed provisions of E38.8.1A Standards, except specify that for subdivision around approved land use resource consent or around existing building and development Standard E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.14	Stuart P.C. Ltd	Expand the provisions of E38.8.1A Standards to also apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.15	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.8.2 Standards.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.16	Stuart P.C. Ltd	Reject amendments to E38.11.1.	Subdivision	Urban Subdivision

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FS77	Keith Maddison	Oppose	2248.17	Stuart P.C. Ltd	Reject amendments to E38.11.2.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.18	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.1.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.19	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.2.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2248.20	Stuart P.C. Ltd	Approve Mixed Housing Urban zoning where it has been applied in Auckland.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.21	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2248.22	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.23	Stuart P.C. Ltd	Delete H5.2 Objectives (5), (6), (7), (8), (9), and (10).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2248.24	Stuart P.C. Ltd	Delete H5.3 Policies (6A)(a),(b),(c),(d),(e),(f),(g),(h),(i), (7), (11), (12), (13), (14), (15), (16), and (17).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2248.25	Stuart P.C. Ltd	Delete from H5.4.1 Activity Table the following clarifying statement: 'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2248.26	Stuart P.C. Ltd	Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2248.27	Stuart P.C. Ltd	Delete from H5.4.A Activity Table 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2248.28	Stuart P.C. Ltd	Reject in H5.4.A Activity Table the Introduction of extensive new standards to be complied with against new and existing rules.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2248.29	Stuart P.C. Ltd	Approve the deletion of existing notification provisions at H5.5(1) and approve all of the text at H5.5(4), (5), and (6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2248.30	Stuart P.C. Ltd	Approve H5.6.3A (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.31	Stuart P.C. Ltd	Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.32	Stuart P.C. Ltd	Delete H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	2248.33	Stuart P.C. Ltd	Approve H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.34	Stuart P.C. Ltd	Approve amendments to H6.6.8 except for Table H5.6.8.2. being identified as a QM.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.35	Stuart P.C. Ltd	Approve amendments to H5.6.10 except for the following additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: 'Purpose: …and to provide for the protection and management of SEAs' and H5.6.10 (2) (a), (b), and (c).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.36	Stuart P.C. Ltd	Approve following amendments to H5.6.11 'Developments containing up to three dwellings must comply with the following: (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling,' as they are required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.37	Stuart P.C. Ltd	Reject the following amendments to H5.6.11: 'Development containing four or more dwellings and any other developments must comply with the following: (5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch. (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1… (7) A minimum of 50% of the front yard must be landscaped.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.38	Stuart P.C. Ltd	Approve amendments to H5.6.12 which have been amended to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.39	Stuart P.C. Ltd	Approve the reduction of the outlook requirement to 5m in H5.6.12 where it has been amended to apply to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.40	Stuart P.C. Ltd	Reject 'measurement from balcony edge' in H5.6.12 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.41	Stuart P.C. Ltd	Reject in H5.6.12 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.42	Stuart P.C. Ltd	Approve those amendments to H.5.6.14 which give effect to MDRS requirements for up to three dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.43	Stuart P.C. Ltd	Reject the following amendments to H5.6.14: Purpose statement expanded to specify integrated residential areas and that living space must be separated from vehicle access and manoeuvring areas; and the requirement that hat private outdoor living spaces are directly accessible from main dwelling areas; and the requirement that communal outdoor living spaces are conveniently accessible for all occupants.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.44	Stuart P.C. Ltd	Reject where Standard H5.6.14 has been amended to apply to four or more dwellings and where it is specified that it applies to integrated residential areas.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.45	Stuart P.C. Ltd	Reject the whole of H5.6.14 (4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS77	Keith Maddison	Oppose	2248.46	Stuart P.C. Ltd	Delete H5.6.18.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.47	Stuart P.C. Ltd	Delete H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.48	Stuart P.C. Ltd	Delete H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.49	Stuart P.C. Ltd	Delete H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.50	Stuart P.C. Ltd	Delete the following text from H5.7.1: 'The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application: (1) For one dwelling per site subject to a Significant Ecological Area Overlay: (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area; (b) The location, bulk and scale of built development relative to the surrounding ecological values,' or if retained do not refer to 'sites' subject to a SEA overlay but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.51	Stuart P.C. Ltd	Delete H5.7.2(1)(a).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2248.52	Stuart P.C. Ltd	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.53	Stuart P.C. Ltd	Delete H5.8.2(1)(b), (c), (d), (e).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.54	Stuart P.C. Ltd	Approve the deletion of 'intensity' from matters of discretion H5.8.1(2)(a)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.55	Stuart P.C. Ltd	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.56	Stuart P.C. Ltd	Approve the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.57	Stuart P.C. Ltd	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.58	Stuart P.C. Ltd	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.59	Stuart P.C. Ltd	Delete substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site and amendments to criteria for four or more dwellings at H5.8.2(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2248.60	Stuart P.C. Ltd	Delete changes to matters of discretion H5.8.1(3) relating to integrated residential developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.61	Stuart P.C. Ltd	Delete H5.8.1 (6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.62	Stuart P.C. Ltd	Delete amendments / significant additions to H5.8.2(4).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.63	Stuart P.C. Ltd	Approve amendments / significant additions to H5.8.2(6).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.64	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(9).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.65	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(10).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.66	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(11).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.67	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.68	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(13).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.69	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.70	Stuart P.C. Ltd	Approve proposed provisions in H5.8.2(15).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.71	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(15A).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.72	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(16).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.73	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(17).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.74	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS77	Keith Maddison	Oppose	2248.75	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.76	Stuart P.C. Ltd	Delete new criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.77	Stuart P.C. Ltd	Delete new criteria at H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.78	Stuart P.C. Ltd	Delete new criteria at H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.79	Stuart P.C. Ltd	Delete H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2248.80	Stuart P.C. Ltd	Approve the application of the THAB zone to areas inside walkable catchments.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.81	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2248.82	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2248.83	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2248.84	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	2248.85	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)
FS77	Keith Maddison	Oppose	2248.86	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	2248.87	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	2248.88	Stuart P.C. Ltd	Approve amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS77	Keith Maddison	Oppose	2248.89	Stuart P.C. Ltd	Delete new objectives and amendments to objectives at H6.2 and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2248.90	Stuart P.C. Ltd	Delete new policies and amendments to policies at H6.3, noting particularly H6.3(4A)(e), (12), and (14), and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2248.91	Stuart P.C. Ltd	Delete significant additions to Activity Table H6.4.1, including but not limited to (A7), (A31), and (A31A), particularly removing reference to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2248.92	Stuart P.C. Ltd	Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2248.93	Stuart P.C. Ltd	Delete duplications of rules and standards throughout H6.4.1 (A31), (A31A), (A32), (A32A), (A33), (A33A) to better streamline the plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2248.94	Stuart P.C. Ltd	Approve the notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2248.95	Stuart P.C. Ltd	Delete H6.6.4B and H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.96	Stuart P.C. Ltd	Delete the MDRS standard 'for up to three dwellings' in H6.6.5 and replace it with the standard zone height limits proposed inside or outside walkable catchments and enable at least six storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.97	Stuart P.C. Ltd	Approve proposed amendments to H6.6.6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.98	Stuart P.C. Ltd	Approve deletion of H6.6.7 as long as the proposed amendments to H6.6.6 are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.99	Stuart P.C. Ltd	Approve H.6.8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS77	Keith Maddison	Oppose	2248.100	Stuart P.C. Ltd	Delete provisions relating to SEAs from H6.6.11.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.101	Stuart P.C. Ltd	Delete amendments to H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.102	Stuart P.C. Ltd	Approve reduction of outlook requirement to 5m in H6.6.13.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.103	Stuart P.C. Ltd	Reject measurement from balcony edge in H6.6.13 where the standard specifies that 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.104	Stuart P.C. Ltd	Reject in H6.6.13 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.105	Stuart P.C. Ltd	Delete amendments to H6.6.15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.106	Stuart P.C. Ltd	Delete amendments to H6.6.19.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.107	Stuart P.C. Ltd	Delete amendments to H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.108	Stuart P.C. Ltd	Delete amendments to H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.109	Stuart P.C. Ltd	Delete amendments to H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2248.110	Stuart P.C. Ltd	Delete amendments to H6.7.1, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS77	Keith Maddison	Oppose	2248.111	Stuart P.C. Ltd	Delete amendments to H6.7.2, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.112	Stuart P.C. Ltd	Reject H6.8.1 (6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.113	Stuart P.C. Ltd	Retain assessment criteria relating to infrastructure capacity to serve a development in H6.8.1 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.114	Stuart P.C. Ltd	Delete H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.115	Stuart P.C. Ltd	Approve the proposed deletion of 'intensity' from H6.8.1(1)(b)(i), H6.8.1(2)((a)(i), H6.8.1(3)(a)(i), and H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.116	Stuart P.C. Ltd	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d), and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.117	Stuart P.C. Ltd	Delete proposed provisions from H6.8.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.118	Stuart P.C. Ltd	Retain infrastructure matter in H6.8.2 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.119	Stuart P.C. Ltd	Delete amendments to H.6.8.2, noting that it is inappropriate to include footpath upgrades within criteria as this will likely lead to piecemeal outcomes at the expense of developers and buyers and Council should use Development Contributions instead.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.120	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.121	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Residential - transitions/height next to SCAR

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FS77	Keith Maddison	Oppose	2248.122	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Business - transitions/height next to SCAB
FS77	Keith Maddison	Oppose	2248.123	Stuart P.C. Ltd	Delete additions to H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2248.124	Stuart P.C. Ltd	Approve those zoning changes and provisions which seek to implement the NPS-UD and MDRS requirements.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.125	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Residential Zones	Residential Zones (General or other)
FS77	Keith Maddison	Oppose	2248.126	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.127	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	2248.128	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriateness of QMs (Other)
FS77	Keith Maddison	Oppose	2248.129	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	2248.130	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	2248.131	Stuart P.C. Ltd	Remove QM from 30 and 32 Selwyn Drive, Mission Bay, in particular the Coastal Inundation and Flooding Constraints QM applied to the site, and note that these primarily apply to Tāmaki Drive.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2248.132	Stuart P.C. Ltd	Express concerns that the plan change overcomplicates the structure of the AUP and is overly prescriptive.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2248.133	Stuart P.C. Ltd	Express concerns that proposed changes to the Mixed Housing Urban zone are overly prescriptive and inconsistent with the otherwise clear, efficient, and effective AUP.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2248.134	Stuart P.C. Ltd	Express concerns that amendments regulating 'four plus dwellings' in the Mixed Housing Urban zone are overly prescriptive and will lead to a significant reduction in design flexibility, impacts on land development potential, and increased resource consent costs.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS77	Keith Maddison	Oppose	2273.1	Aaron Grey	Remove proposed provisions related to natural hazards, protecting or managing heritage, managing sites and areas of significance to Māori, or protecting or managing outstanding natural features and landscapes from the zone provisions and inserting these within the overlay Auckland-wide and precinct provisions (if not already located there), as relevant [consistent with the National Planning Standards].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.2	Aaron Grey	Ensure inserted provisions use the next sequential number in that section [consistent with the National Planning Standards].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.3	Aaron Grey	Amend the naming of residential zones to match the Zone Framework standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.4	Aaron Grey	Amend the activity tables of zones of chapters affected by [the plan change] in accordance with the Format Standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.5	Aaron Grey	Amend the relevant definitions in Chapter H in accordance with the Definitions Standard [consistent with the National Planning Standards].	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2273.6	Aaron Grey	Ensure terms 'building' and 'building coverage' are defined in accordance with the Definitions List in 14 of the National Planning Standards.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2273.7	Aaron Grey	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	2273.8	Aaron Grey	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	2273.9	Aaron Grey	Delete all provisions that duplicate (and, in some cases, also cross reference) existing provisions with the Overlay or Auckland-wide chapters.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	2273.10	Aaron Grey	Relocate all new rules related to Significant Ecological Areas to Section D9.	Qualifying Matters A-I	SEAs (D9)
FS77	Keith Maddison	Oppose	2273.11	Aaron Grey	Insert a new overlay section for Infrastructure Constraints [refer to appendix 3 for example of this overlay, page 105-109 of the submission]	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS77	Keith Maddison	Oppose	2273.12	Aaron Grey	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS77	Keith Maddison	Oppose	2273.13	Aaron Grey	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2273.14	Aaron Grey	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Walkable Catchments	WC General

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FS77	Keith Maddison	Oppose	2273.15	Aaron Grey	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2273.16	Aaron Grey	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2273.17	Aaron Grey	Avoid using zones to restrict development to the extent necessary to accommodate qualifying matters, relying instead on Overlay, Auckland-wide or Precinct provisions to do so.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS77	Keith Maddison	Oppose	2273.18	Aaron Grey	Retain proposed walkable catchments so are not removed or reduced (but could be increased).	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	2273.19	Aaron Grey	Account for roads and paths required by precinct plans for walkable catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2273.20	Aaron Grey	Amend proposed walkable catchments to include those parts of large sites within 800m that are expected to be subdivided further.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2273.21	Aaron Grey	Add walkable catchments within 800m of all bus stops serving routes that qualify as rapid transits stops (refer to full submission) and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zoned land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2273.22	Aaron Grey	Add walkable catchments within 800m of the existing Onehunga and Te Papapa train stations and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Methodology
FS77	Keith Maddison	Oppose	2273.23	Aaron Grey	Add walkable catchments within 800m of the proposed Ngākōroa train station and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Future stops
FS77	Keith Maddison	Oppose	2273.24	Aaron Grey	Add walkable catchments within 800m of the proposed Eastern Busway stations at Pakuranga Town Centre, Edgewater Drive, Gossamer Drive, Burswood and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2273.25	Aaron Grey	Add walkable catchments within 800m of the proposed North-Western Busway stations at Te Atatu Road, Lincoln Road and Westgate, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2273.26	Aaron Grey	Add walkable catchments within 800m of the proposed Airport to Botany Busway stations at Carruth Road, Manukau, Diorella Drive, Dawson Road, Ormiston Road, Accent Drive, Smales Road and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2273.27	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal
FS77	Keith Maddison	Oppose	2273.28	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)

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FS77	Keith Maddison	Oppose	2273.29	Aaron Grey	Ensure Policy 3(d) intensification areas are subject to a maximum height limit that is not less than the height limit of the adjacent Local Centre zone and Town Centre zone, applying Height Variation Control is necessary.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS77	Keith Maddison	Oppose	2273.30	Aaron Grey	Avoid applying zoning determined by whether qualifying matters apply to the site, in order to avoid zoning boundaries that are not defensible.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.31	Aaron Grey	Amend edge of walkable catchments and Policy 3(d) intensification areas to redraw to ensure that zoning boundaries are defensible. [Refer to full submission for further details].	Walkable Catchments	WC General - Methodology
FS77	Keith Maddison	Oppose	2273.32	Aaron Grey	Rezone all land subject to a residential zone that has been vested in Council as reserve or acquired by Council for use as a park be, to Open Space - Informal Recreation Zone.	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.33	Aaron Grey	Amend Tables A1.4.8.1 and A1.4..8.2 as necessary to ensure consistency with other relief granted in response to decisions requested in the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2273.34	Aaron Grey	Delete Section A1.8.2.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2273.35	Aaron Grey	Retain section C1.6A as proposed.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS77	Keith Maddison	Oppose	2273.36	Aaron Grey	Insert into Section G2 a list of walkable catchment areas.	Walkable Catchments	WC General
FS77	Keith Maddison	Oppose	2273.37	Aaron Grey	Amend the definitions of "building and "building coverage" to refer to the definitions in the National Planning Standards in relation to the construction and use of residential dwellings.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2273.38	Aaron Grey	Amend the definition of "landscaped area" to remove reference to "pervious" in relation to paths. [Refer to full submission for proposed wording].	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2273.39	Aaron Grey	Delete the phrase "although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain" in the advice note beneath the definition of "floodplain".	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2273.40	Aaron Grey	Delete "Note: Auckland Council may prepare a future plan change that apples to coastal erosion hazard areas" below the definition of coastal erosion hazard area.	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2273.41	Aaron Grey	Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.42	Aaron Grey	Delete viewshaft E10 from Schedule 9 and the AUP maps.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2273.43	Aaron Grey	Delete any other viewshafts that unduly restrict development capacity anticipated by Policy 3 of the NPS-UD.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS77	Keith Maddison	Oppose	2273.44	Aaron Grey	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS77	Keith Maddison	Oppose	2273.45	Aaron Grey	Amend D24.4.3(A37) and D24.4.3(A38) so refer to dwellings that comply with and do not comply with Standard D24.6.3, deleting the minimum density requirements.	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	2273.46	Aaron Grey	Delete "restrictions on the numbers of people to be accommodated through zoning and density mechanisms and" from Policy D24.3(3)(a).	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	2273.47	Aaron Grey	Make consequential changes to the Flat Bush Precinct to remove all density requirements based on the Auckland Airport moderate aircraft noise area.	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	2273.48	Aaron Grey	Delete the Auckland International Airport Aircraft Noise Notification Area from the mapped extent of the Aircraft Noise Overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS77	Keith Maddison	Oppose	2273.49	Aaron Grey	Insert text into Section E12.5 in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.50	Aaron Grey	Insert text into E27.5(1) in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS77	Keith Maddison	Oppose	2273.51	Aaron Grey	Amend text as "in some cases has applied the Residential - Low Density Residential Zone to this land" is not inserted in Section E36.1.	Qualifying Matters A-I	Significant Natural Hazards
FS77	Keith Maddison	Oppose	2273.52	Aaron Grey	Delete these provisions (Objective E38.2(10)(e), Policies E38.3(31) and E38.3(32), Rules E38.4.2(A29A) to E38.4.2(A29D), Standards E38.8.2.7 to E38.8.2.9, Matters of discretion E38.12.1(10) and E38.12.1(11), Assessment criteria E38.12.2(10) and E38.12.2(11)) from E38 and instead insert an Infrastructure Constraints Overlay section that includes these provisions. [Refer to the example overlay in Appendix 3, page 105 - 109 of the full submission].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.53	Aaron Grey	Replace insert "(except for subdivision around MDRS compliant development", insert "(unless Policy E38.3(6) applies)" in Policy E38.3(13).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.54	Aaron Grey	Delete Policy E38.3(35).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.55	Aaron Grey	Split Table E38.4.1 into two tables [to clarify ambiguity to rules related to qualifying matters not being given regard to when necessary]. First table including activities (A1) to (A6), (A12), and, the second table including activities (A7), (A8), (A9), (A10), (A11) and (A13). [Refer to the submission (page 37) for further details].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.56	Aaron Grey	Amend Table E38.2 to delete (A13A) to (A13G) from Table E38.4.2, including Note 1. Delete Standards E38.8.2 and E38.8.2.2 and make the changes to Table E38.4.2, Standards E38.8.1A.1 and E38.8.1A.2 as detailed in Appendix 4 [page 110 of submission]. If they are to be retained, relocate activities (A13A) to (A13G) to a new Activity Table.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.57	Aaron Grey	Delete subclauses (2A) and (2B) on the basis that all relevant activities will be covered by clause (1) in E38.5.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.58	Aaron Grey	Insert clause in Standard E38.2.6 to enable development beyond the extent necessary to accommodate qualifying matters, If the Special Character Overlay is to be retained. [Refer to proposed wording in the full submission (page 39)].	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.59	Aaron Grey	Amend the size requirements under Tables E38.2.3.1 and E38.8.3.1.1 to match the size requirements in the MHU zone, if the Low Density Zone is to be retained.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.60	Aaron Grey	Amend the size requirements for the THAB zone under Tables E38.8.2.3.1 and E38.8.3.1.1 to match the size requirements in the Mixed Housing Urban Zone.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.61	Aaron Grey	Delete Standards E38.8.2.7 and E38.8.2.8 and insert special information requirements for each of these activities to achieve the requirements of subclause (1). Relocate these provisions into a new Infrastructure Constraints Overlay section.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.62	Aaron Grey	Delete subclauses (2)(a) and (2)(b) or replace these with: “the effect of the design and layout of the proposed sites created” to be consistent with E38.12.1(6). Consequential changes to E38.11.2(2) would be required.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.63	Aaron Grey	Delete assessment criterion E38.11.2(2)(c)(iii). Alternatively, insert “… as a result of the proposed subdivision boundaries” to the end of assessment criterion E38.11.2(2)(c)(iii).	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.64	Aaron Grey	Insert “If the site is an area subject to the Infrastructure – Combined Water and/or Wastewater Constraints Control…" as necessary or split out E38.12.1(11) and E38.12.2(11) to cover Infrastructure - Combined Wastewater Network Control and the Infrastructure - Water and/or Wastewater Constraints Control separately.	Subdivision	Urban Subdivision
FS77	Keith Maddison	Oppose	2273.65	Aaron Grey	Amend sections H3.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording	Single House Zone provisions	H3 Single House Zone Provisions
FS77	Keith Maddison	Oppose	2273.66	Aaron Grey	Amend sections H4.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording].	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS77	Keith Maddison	Oppose	2273.67	Aaron Grey	Amend Objective HA.2(3) and Policy H3A.3(6) by replacing “Community activities” with “Non-residential activities", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.68	Aaron Grey	Amend Objective H3A.2(4) and Policy H3A.3(7) to restrict development further to that which is provided for under sections 77I and 77O of the RMA, if the LDR Zone is not deleted. Refer to the full submission for proposed wording.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.69	Aaron Grey	Amend Standard H3A.6.7 and Figure H3A.6.7 by replacing "8m with "11m", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.70	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H3A.4.1.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.71	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H5.4.1.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.72	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H6.4.1	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.73	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H3A.4.1, for discretionary and non-complying activities ((A4), (A5), (A6), (A7), (A9), (A31), (A33)).	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.74	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H5.4.1, for discretionary and non-complying activities [H5.4.1(2B)].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.75	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H6.4.1, for discretionary and non-complying activities [H6.4.1(2B)].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.76	Aaron Grey	Amend Standard H3A.6.8(1) to replace application of HIRB from "all" to "side and rear" boundaries.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.77	Aaron Grey	Delete "(excluding corner sites)" from Table [H]3A.6.9.1.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.78	Aaron Grey	Amend Standard H3A.6.9(3) to delete reference to H3A.6.9(2).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.79	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H3A.6.12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.80	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H5.6.11	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.81	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.82	Aaron Grey	Delete rule H3A.4.1(A3) (with consequential changes to rule H3A.4.1(A2) to make two or three dwellings per site a permitted activity), delete matter of discretion H3A.8.1(3) and assessment criteria H3A.8.2(9), if the LDR Zone is not deleted. Alternatively, delete matter of discretion H3A.8.1(3)(a) and delete assessment criteria H3A.8.2(9)(a), H3A.8.2(9)(b), H3A.8.2(9)(c), H3A.8.2(9)(d) and H3A.8.2(9)(e) (retaining matter of discretion H3A.8.1(3)(b) and assessment criterion H3A.8.2(9)(f).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.83	Aaron Grey	Delete the assessment criteria in sections H3A.8.2(9)(a), H5.8.2(2)(a), H5.8.2(3)(a), H6.8.2(2)(a) and H6.8.2(3)(a).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.84	Aaron Grey	Delete Policy H5.3(6A)(i).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.85	Aaron Grey	Delete Policies H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2273.86	Aaron Grey	Delete Policies H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2273.87	Aaron Grey	Delete matters of discretion in sections H5.8.1(1)(c), H5.8.1(2)(d), H5.8.1(3)(d), and the assessment criteria in sections H5.8.2(1) (f), H5.8.2(2)(i), H5.8.2(3)(l)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.88	Aaron Grey	Delete sections H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and the assessment criteria in sections H6.8.2(1)(f)(i), H[6].8.2(2)(m)(i) and H[6].8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.89	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.90	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.91	Aaron Grey	Delete Standards H5.6.19, H5.6.20 and H5.6.21 from the list of standards to be complied with for activity H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.92	Aaron Grey	Delete Standards H6.6.20, H6.6.21 and H6.6.22 from the list of standards to be complied with for activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.93	Aaron Grey	Replace the text in this column for activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A32) H5.4.1(A32A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H5.4.1(A31), H5.4.1(A31A), with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) could be deleted and no changes need be made to activities H5.4.1(A31), H5.4.1(A32).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.94	Aaron Grey	Replace the text in this column for activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A33) and H6.4.1(A33A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H6.4.1(A32) and H6.4.1(A32A) with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) could be deleted and no changes need be made to activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.95	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.96	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) are retained,	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.97	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H5.4.1(A30A), H5.4.1(A31A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.98	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H6.4.1(A31A) and H6.4.1(A32A) are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.99	Aaron Grey	Delete H5.5(5) and H6.5(5) and retain H5.5(1)(b), ensuring that H5.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.100	Aaron Grey	Ensure that H6.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.101	Aaron Grey	Delete Standard H5.6.3A.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.102	Aaron Grey	Delete Standard H6.6.4A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.103	Aaron Grey	Retain Standard H5.6.5(2)(b). If the LDR Zone is not deleted (see above), then insert a provision equivalent to Standard H5.6.5(2)(b) in Standard H3A.6.8.1.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.104	Aaron Grey	Retain H6.6.6(2)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.105	Aaron Grey	Split Standards H5.6.8 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.106	Aaron Grey	Split Standards H6.6.9 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.107	Aaron Grey	Split Standards H5.6.11, H5.6.12, H5.6.14 H5.6.18 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.108	Aaron Grey	Split Standards H6.6.6, H6.6.12, H6.6.13, H6.6.15 and H6.6.19 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.109	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H5.6.11(5).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.110	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H6.6.12(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.111	Aaron Grey	Amend Standard H5.6.12 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.112	Aaron Grey	Amend Standard H6.6.13 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.113	Aaron Grey	Insert definitions for "at ground level" and "above ground floor level". [Refer to full submission (page 52) for proposed wording].	Plan making and procedural	Definitions
FS77	Keith Maddison	Oppose	2273.114	Aaron Grey	Delete Standards H5.6.14(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.115	Aaron Grey	Delete Standards H6.6.15(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.116	Aaron Grey	Amend Standard H5.6.18 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.117	Aaron Grey	Amend Standard H6.6.19 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.118	Aaron Grey	Amend Standard H5.6.19 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.119	Aaron Grey	Amend Standard H6.6.20 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.120	Aaron Grey	Amend Standard H5.6.20 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.121	Aaron Grey	Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.122	Aaron Grey	Amend Standard H5.6.21 for measurability. [Refer to full submission (page 55 and 56) for details of proposed plan text].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.123	Aaron Grey	Amend Standard H6.6.22 for measurability. [Refer to full submission (page 55 and 56) for proposed wording].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.124	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.125	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.126	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H5.8.1(2)(i)A.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.127	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H6.8.1(2)(i)A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.128	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(ib).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.129	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(ib).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.130	Aaron Grey	Replace matters of discretion in section H5.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.131	Aaron Grey	Replace matters of discretion in section H6.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.132	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.133	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.134	Aaron Grey	Delete the assessment criteria in section H5.8.1(3)(a)(i)C.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.135	Aaron Grey	Delete the assessment criteria in section H6.8.1(3)(a)(i)C..	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.136	Aaron Grey	Delete the assessment criteria in section H5.8.2(2)(ac).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.137	Aaron Grey	Delete the assessment criteria in section H6.8.2(2)(ac).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.138	Aaron Grey	Replace Policies H6.3(A1), H6.3(1) and H6.3(2)(a) with suggested revised policy. [wording detailed in the full submission, refer to page 58 and 59].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2273.139	Aaron Grey	Replace "Dwellings (up to three)" with "Up to three dwellings per site" for H6.4.1(A3). Replace "Dwellings (four or more)" with "Four or more dwellings per site" for H6.4.1(A4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2273.140	Aaron Grey	Insert "… side and rear boundaries…" at Standard H6.6.6(1B)- (1C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.141	Aaron Grey	Amend Standard H8.6.2 and/or Map H8.11.3 to remove the general height limit of 72.5 m.	Business Zones provisions	City Centre Zone - height provisions
FS77	Keith Maddison	Oppose	2273.142	Aaron Grey	Delete Standard H10.6.1(1A).	Business Zones provisions	Town Centre Zone - provisions
FS77	Keith Maddison	Oppose	2273.143	Aaron Grey	Amend Standard H16.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Heavy Industry Zone
FS77	Keith Maddison	Oppose	2273.144	Aaron Grey	Amend Standard H17.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Light Industry Zone
FS77	Keith Maddison	Oppose	2273.145	Aaron Grey	Amend Standard H22.6.4 to insert an additional provision that specifies Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone
FS77	Keith Maddison	Oppose	2273.146	Aaron Grey	Delete “the Future Urban zone” from the inserted text in Table H30.6.1.1	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS77	Keith Maddison	Oppose	2273.147	Aaron Grey	Delete following Precinct text 'The rules in Activity Table [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. The standards in [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying [X] Zone and for the construction and use of up to 3 dwellings per site.' from all precincts and consequential amendments are made to standards as necessary to ensure that MDRS development is only restricted when a qualifying matter qualifies.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS77	Keith Maddison	Oppose	2273.148	Aaron Grey	Delete Flat Bush Precinct from the urban zones to the greatest extent possible so that greater reliance is given to the underlying zone and Auckland-wide provisions (giving regard to the potential changes attached as appendix 5), or alternatively amend as set out on page 63 of the submission including but not limited to deleting I412.4.1(A14), amend I412.4.1(A20) to only refer to subdivision, delete the minimum and average lot sizes for Sub-precincts A, D, E, F and H from Table I412.6.2.1.1 and delete the minimum site dimensions for Sub-precincts A, B, D, E, F and H from Table I412.6.2.2.1.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS77	Keith Maddison	Oppose	2273.149	Aaron Grey	Delete the "zone and precinct standards to be complied with" column, given that the underlying zone provisions are now heavily relied on.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.150	Aaron Grey	Delete activities (A7) and (A9) (“four or more dwellings” and “integrated residential development”) and associated provisions given that full reliance can now be made on the underlying zone provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.151	Aaron Grey	Delete Standard I449.6.2.2, given that these requirements are now no different from the Auckland-wide standards.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.152	Aaron Grey	Delete Standard I433.6.2(1).	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS77	Keith Maddison	Oppose	2273.153	Aaron Grey	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 consistent with the memo attached in Appendix 7 [page 168-170 of submission].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.154	Aaron Grey	Delete Millwater South Precinct to the greatest extent possible, particularly in relation to provisions that are proposed to be retained due to a local character and local amenity qualifying matter.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS77	Keith Maddison	Oppose	2273.155	Aaron Grey	Relocate Objective H3A.2(6) (if retained) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.156	Aaron Grey	Relocate Objective H3A.2(7) to Section D21	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.157	Aaron Grey	Relocate Objective H3A2(8) to Section D9, D10, D11 and D17.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.158	Aaron Grey	Relocate Objective H3A.2(9) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.159	Aaron Grey	Relocate Objective H3A.2(11) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.160	Aaron Grey	Relocate Policy H3A.3(8) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.161	Aaron Grey	Relocate Policy H3A.3(9) to Section D9, D10 and D11.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.162	Aaron Grey	Relocate Policy H3A.3(10) to Section D21.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.163	Aaron Grey	Relocate Policy H3A.3(13) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.164	Aaron Grey	Relocate Policy H3A.3(14) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.165	Aaron Grey	Relocate Policy H3A.3(15) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.166	Aaron Grey	Relocate Policy H3A.3(16) to Section D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.167	Aaron Grey	Relocate Policy H3A.3(17) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.168	Aaron Grey	Relocate Activity H3A.4.1(A4) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.169	Aaron Grey	Relocate Activity H3A.4.1(A5) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.170	Aaron Grey	Relocate Activity H3A.4.1(A6) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.171	Aaron Grey	Relocate Activity H3A.4.1(A7) to Section D12.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.172	Aaron Grey	Relocate Activity H3A.4.1(A8) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.173	Aaron Grey	Relocate Activity H3A.4.1(A9) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.174	Aaron Grey	Relocate Activity H3A.4.1(A10) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.175	Aaron Grey	Relocate Activity H3A.4.1(A20) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.176	Aaron Grey	Relocate Activity H3A.4.1(A31) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.177	Aaron Grey	Relocate Activity H3A.4.1(A32) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.178	Aaron Grey	Relocate Activity H3A.4.1(A33) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.179	Aaron Grey	Relocate Activity H3A.4.1(A34) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.180	Aaron Grey	Relocate Activity H3A.4.1(A35) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.181	Aaron Grey	Relocate Activity H3A.4.1(A36) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.182	Aaron Grey	Relocate Activity H3A.4.1(A37) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.183	Aaron Grey	Relocate Activity H3A.4.1(A38) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.184	Aaron Grey	Relocate Standard H3A.6.4 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.185	Aaron Grey	Relocate Standard H3A.6.5 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.186	Aaron Grey	Relocate Standard H3A.6.8.1(2) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.187	Aaron Grey	Relocate Standard H3A.6.6 to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.188	Aaron Grey	Relocate Standard H3A.6.7(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.189	Aaron Grey	Relocate Standard H3A.6.8(2) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.190	Aaron Grey	Relocate Standard H3A.6.10(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.191	Aaron Grey	Relocate Standard H3A.6.11(2) to (4), to Section D9.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.192	Aaron Grey	Relocate Standard H3A.6.12(3) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.193	Aaron Grey	Relocate Standard H3A.7.2(1) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.194	Aaron Grey	Relocate Standard H3A.7.2(2) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.195	Aaron Grey	Relocate Standard H3A.8.1(4) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.196	Aaron Grey	Relocate Standard H3A.8.1(5) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.197	Aaron Grey	Relocate Standard H3A.8.2(4)(i)-(k) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.198	Aaron Grey	Relocate Standard H3A.8.2(10) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.199	Aaron Grey	Relocate Standard H3A.8.2(11) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS77	Keith Maddison	Oppose	2273.200	Aaron Grey	Relocate Objective H5.2(10) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2273.201	Aaron Grey	Relocate Policy H5.3(13) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2273.202	Aaron Grey	Relocate Policy H5.3(15) to Section D9.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2273.203	Aaron Grey	Relocate Policy H5.3(16) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2273.204	Aaron Grey	Relocate Policy H5.3(17) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS77	Keith Maddison	Oppose	2273.205	Aaron Grey	Relocate Activity H5.4.1(A2A) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.206	Aaron Grey	Relocate Activity H5.4.1(A2B) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.207	Aaron Grey	Relocate Activity H5.4.1(14A) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.208	Aaron Grey	Relocate Activity H5.4.1(14B) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.209	Aaron Grey	Relocate Activity H5.4.1(14C) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.210	Aaron Grey	Relocate Activity H5.4.1(32A) to [Section D9]	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS77	Keith Maddison	Oppose	2273.211	Aaron Grey	Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.212	Aaron Grey	Relocate Standard H5.6.3C to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.213	Aaron Grey	Relocate Standard H5.6.5(2) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.214	Aaron Grey	Relocate Standard H5.6.10(2) to Section D9.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS77	Keith Maddison	Oppose	2273.215	Aaron Grey	Relocate H5.7.1(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.216	Aaron Grey	Relocate H5.7.2(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.217	Aaron Grey	Relocate H5.8.1(6) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.218	Aaron Grey	Relocate H5.8.1(7) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.219	Aaron Grey	Relocate H5.8.2(4)(f) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.220	Aaron Grey	Relocate H5.8.2(22) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.221	Aaron Grey	Relocate H5.8.2(21) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS77	Keith Maddison	Oppose	2273.222	Aaron Grey	Relocate ObjectiveH6.2(9) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2273.223	Aaron Grey	Relocate Policy H6.3(13) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2273.224	Aaron Grey	Relocate Policy H6.3(15) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS77	Keith Maddison	Oppose	2273.225	Aaron Grey	Relocate Activity H6.4.1(A2A) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.226	Aaron Grey	Relocate Activity H6.4.1(A2B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.227	Aaron Grey	Relocate Activity H6.4.1(3B) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.228	Aaron Grey	Relocate Activity H6.4.1(3C) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.229	Aaron Grey	Relocate Activity H6.4.1(33B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS77	Keith Maddison	Oppose	2273.230	Aaron Grey	Relocate Standard H6.6.4B to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.231	Aaron Grey	Relocate Standard H6.6.4C to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.232	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.233	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS77	Keith Maddison	Oppose	2273.234	Aaron Grey	Relocate H6.7.2(1) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.235	Aaron Grey	Relocate H6.8.1(6) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.236	Aaron Grey	Relocate H6.8.1(7) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.237	Aaron Grey	Relocate H6.8.2(22) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.238	Aaron Grey	Relocate H6.8.2(21) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS77	Keith Maddison	Oppose	2273.239	Aaron Grey	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.240	Aaron Grey	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.241	Aaron Grey	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.242	Aaron Grey	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.243	Aaron Grey	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.244	Aaron Grey	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.245	Aaron Grey	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.246	Aaron Grey	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.247	Aaron Grey	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.248	Aaron Grey	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.249	Aaron Grey	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.250	Aaron Grey	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.251	Aaron Grey	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.252	Aaron Grey	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.253	Aaron Grey	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.254	Aaron Grey	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.255	Aaron Grey	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.256	Aaron Grey	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.257	Aaron Grey	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.258	Aaron Grey	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.259	Aaron Grey	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.260	Aaron Grey	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.261	Aaron Grey	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.262	Aaron Grey	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.263	Aaron Grey	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.264	Aaron Grey	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.265	Aaron Grey	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.266	Aaron Grey	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.267	Aaron Grey	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.268	Aaron Grey	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.269	Aaron Grey	Delete I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.270	Aaron Grey	Delete I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.271	Aaron Grey	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.272	Aaron Grey	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.273	Aaron Grey	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS77	Keith Maddison	Oppose	2273.274	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.275	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.276	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.277	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Special Housing Area precincts and within the urban environment that is adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business – Local Centre or Business – Town Centre.	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	2273.278	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Special Housing Area precincts and within the urban environment currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	SHA Precincts
FS77	Keith Maddison	Oppose	2273.279	Aaron Grey	Delete any provisions of the Special Housing Area precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS77	Keith Maddison	Oppose	2273.280	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land that is adjacent (within 400 m, subject to the position of defensible boundaries) to land at Kumeu and Huapai currently zoned Business – Town Centre.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.281	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Kumeu- Huapai currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.282	Aaron Grey	Delete any provisions of the Huapai Triangle and Huapai 1 precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.283	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all land within Maraetai currently zoned Residential – Single House.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.284	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS77	Keith Maddison	Oppose	2273.285	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS77	Keith Maddison	Oppose	2273.286	Aaron Grey	Amend text of 1449.1 as follows: 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS78	Jean Barton	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Support	504.1	Charles H Levin	See PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS79	Brendan Drury	Support	504.2	Charles H Levin	See PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS79	Brendan Drury	Support	504.3	Charles H Levin	Include a rule for any new buildings or structures within an extent of Place (including the Renall Street, Ponsonby Historic Heritage Extent of Place) to have a restricted discretionary activity status.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	504.4	Charles H Levin	Include rules in Chapter D17 Historic Heritage to more clearly protect the setting of the Renall Street, Ponsonby sites (and if necessary the setting of all Category A sites) as a Historic Heritage Extent of Place. See submission for details.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Support	504.5	Charles H Levin	Include a new local public viewshaft to Schedule 11 Local Public View Schedule to protect the views from Renall Street, Ponsonby to the City Centre zone.	Schedules and Appendices	Schedule 11 Local Public View Schedule
FS79	Brendan Drury	Support	504.6	Charles H Levin	Impose a 13m height variation control for all properties in the Business Town Centre zone east of Ponsonby Road, specifically in relation to the properties adjacent to the entrance to Renall Street and at 3-7 Margaret Street and 100 College Hill, Freemans Bay.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS79	Brendan Drury	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS79	Brendan Drury	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriaten ess of QM (Special Character)
FS79	Brendan Drury	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS79	Brendan Drury	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS79	Brendan Drury	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS79	Brendan Drury	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS79	Brendan Drury	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS79	Brendan Drury	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS79	Brendan Drury	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS79	Brendan Drury	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS79	Brendan Drury	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS79	Brendan Drury	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS79	Brendan Drury	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS79	Brendan Drury	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre
FS79	Brendan Drury	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS79	Brendan Drury	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS79	Brendan Drury	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification
FS79	Brendan Drury	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS79	Brendan Drury	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS79	Brendan Drury	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS79	Brendan Drury	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS79	Brendan Drury	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS79	Brendan Drury	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS79	Brendan Drury	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS79	Brendan Drury	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General
FS79	Brendan Drury	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS79	Brendan Drury	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS79	Brendan Drury	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

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FS79	Brendan Drury	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS79	Brendan Drury	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS79	Brendan Drury	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Support	2193.1	St Mary's Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS79	Brendan Drury	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS79	Brendan Drury	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal

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FS79	Brendan Drury	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS79	Brendan Drury	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional

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FS79	Brendan Drury	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS79	Brendan Drury	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Support	2031.1	Paul Gregory Gunn	Reinstate the building height/height variation control and height in relation to boundary provisions that apply to 16 Spring Street, Freemans Bay in the AUP Operative in Part. [See Figure H6.6.5.1 in the draft consent order (ENV-2016-AKL-000187) attached to the consent memorandum (ENV-2016-AKL-000187) included in the submission].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Support	2031.2	Paul Gregory Gunn	Amend the Special Character Overlay in Freemans Bay to include the entire area previously covered by the AUP Operative overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS79	Brendan Drury	Support	2031.3	Paul Gregory Gunn	Retain the Special Character Areas in Freemans Bay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS79	Brendan Drury	Support	2031.4	Paul Gregory Gunn	Retain the Low Density Residential Zone in Freemans Bay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	351.1	iSolutions	Approve the overall intent of the plan change to enable higher density residential development across Auckland.	Plan making and Procedural	General
FS79	Brendan Drury	Oppose	351.2	iSolutions	Approve the Mixed Housing Urban zone in the majority of suburbs and the THAB zone around business hubs and transport nodes.	Plan making and Procedural	General
FS79	Brendan Drury	Oppose	351.3	iSolutions	Reject the restriction of higher density development due to lack of infrastructure. Review and apply an evidence-based forecast of the infrastructure demand as a result of the intensification, in the short, medium and long term; based on which infrastructure provisions should be planned and delivered.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	351.4	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sturges Road. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sturges Rd
FS79	Brendan Drury	Oppose	351.5	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Henderson. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Henderson
FS79	Brendan Drury	Oppose	351.6	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Ranui. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Rānui
FS79	Brendan Drury	Oppose	351.7	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Glen Eden. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Glen Eden
FS79	Brendan Drury	Oppose	351.8	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sunnyvale. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sunnyvale

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FS79	Brendan Drury	Oppose	351.9	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	351.10	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS79	Brendan Drury	Oppose	351.11	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS79	Brendan Drury	Oppose	351.12	iSolutions	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	351.13	iSolutions	Reject excluding MDRS in the case of four or more dwellings in the Mixed Housing Urban and THAB zones. Apply the MDRS standard regardless of the number of dwellings i.e. also in the case of four or more dwellings.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	351.14	iSolutions	Reject in its entirety the Deep soil area and canopy tree standard.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	636.1	Glenbrook Beach Residents and Ratepayers Association	Approve the plan change without any amendments. Particularly the exclusion of small settlements of less than 5000 people from MDRS and THAB zoning.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	665.1	Bosnyak Investment Limited	Approve the proposed zoning of Low Density Residential Zone at 14 Bella Vista Road and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	665.2	Bosnyak Investment Limited	Retain the proposed Special Character Areas Residential overlay at 14 Bella Vista Road and surrounding residential area, Herne Bay and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay (identified as Herne Bay West Special Character Area).	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS79	Brendan Drury	Oppose	665.3	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zoning as notified on 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street,10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	665.4	Bosnyak Investment Limited	Support the removal of the Special Character Overlay - Residential as notified from 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street, 10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Qualifying Matters Special Character	Special Character Residential - general or non-specific
FS79	Brendan Drury	Oppose	665.5	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay as notified, and retain the intensified development standards.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	665.6	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay, and retain the intensified development standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	703.1	Rutherford Rede Limited	Retain Objective H13.2(10) and Policy H13.3(12A) as notified.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	703.2	Rutherford Rede Limited	Approve the City Centre walkable catchment includes the Business Mixed Use zoned sites on the north side of College Hill, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Oppose	703.3	Rutherford Rede Limited	Approve the 21m height standard applicable to the City Centre walkable catchment.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS79	Brendan Drury	Oppose	703.4	Rutherford Rede Limited	Approve the height in relation to boundary standards within the Business Mixed Use zone applicable to the walkable catchment, as notified.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	703.5	Rutherford Rede Limited	Remove the Height Variation Control from the Business Mixed Use zone sites on the northern side of College Hill, Ponsonby including 107-109 College Hill, 101 College Hill, 99 College Hill, 95 College Hill, 93 College Hill, 91 College Hill, 89 College Hill, 87 College Hill, 83-85 College Hill, Ponsonby.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS79	Brendan Drury	Oppose	812.1	Iain McManus	Amend H10.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	812.2	Iain McManus	Amend H11.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	812.3	Iain McManus	Amend H12.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS79	Brendan Drury	Oppose	812.4	Iain McManus	Amend H13.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	812.5	Iain McManus	Amend the definition of deep soil area to allow open slatted decking and pergolas within a deep soil area or a portion of a deep soil area so that landowners can have part of an outdoor living space within a deep soil area.	Plan making and procedural	Definitions

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FS79	Brendan Drury	Oppose	812.6	Iain McManus	Review Council's application of Section 77G(6) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	812.7	Iain McManus	Review Councils application of Section 77I of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	812.8	Iain McManus	Review Councils application of Section 80E(1)(b)(iii) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	812.9	Iain McManus	Reject Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under section 77I of the RMA and clause 3.32 of the NPS-UD.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	812.10	Iain McManus	Reject application of Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under sections 32, 77J and 77L of the RMA.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	812.11	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be rezoned for greater intensification.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	812.12	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be zoned THAB.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	812.13	Iain McManus	Apply separate controls for water constraints and wastewater constraints if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	812.14	Iain McManus	Apply matters of discretion criteria that only require assessment of the network/ constraint that caused the control to be applied if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

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FS79	Brendan Drury	Oppose	812.15	Iain McManus	Delete objective H3A.2(4) in its entirety. Objective H3A.2(1) covers similar ground in a more appropriate way.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.16	Iain McManus	Amend to explicitly link each objective in H3A.2(5) to (11) to the relevant qualifying matter to provide more certainty for applicants and council planners when assessing applications.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.17	Iain McManus	Delete objective H3A.2(13); or amend this objective to remove the conflict with the zone description, objective (1) and standard H3A.6.7 Building height; or amend the zone description, objective (1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.18	Iain McManus	Delete objective H3A.2(7) in its entirety as it adds nothing to its related objective H3A.2(4).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.19	Iain McManus	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wahi tapu, and other taonga.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.20	Iain McManus	Delete objective H3A.3(18); or amend this objective to remove the conflict with the zone description, objective H3A.2(1) and standard H3A.6.7 Building height; or amend the zone description, objective H3A.2(1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.21	Iain McManus	Delete rule H3A.5(4) in its entirety as it conflicts with H3A.5(3).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.22	Iain McManus	Amend the riparian yard requirement in Table H3A.6.9.2 as follows: - 10m from the edge of all other permanent and intermittent streams. Use of word is unclear.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	812.23	Iain McManus	Add a new standard - H3A.6.18 Residential waste management containing the same residential waste management standards as proposed for the MHU and THAB zones, minus the requirement for paved surfaces along the bin transport route (see the submitter's submissions on the MHU and THAB zones for the reason for that deletion).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	812.24	Iain McManus	Delete Policy H5.3(14) as it is unclear how it is to be applied.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	812.25	Iain McManus	Delete policy H5.5(6) as there is no sound resource management basis for the approach to notification required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.26	Iain McManus	Apply the MDRS in standard H5.6.11(3) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.27	Iain McManus	Apply the MDRS in standard H5.6.12(A1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.28	Iain McManus	Delete standard H5.6.12(9)(d) as the alignment of all outlook spaces for a unit the principal private outdoor living space is difficult for most developments. Replace with a new standard H5.6.12(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.29	Iain McManus	Apply the MDRS in standard H5.6.14(A1) and (B1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.30	Iain McManus	Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.31	Iain McManus	Amend H5.6.19 (if not deleted) as follows: (1) Any sites greater than 200m2 must provide a deep soil area that must comply with the following: (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m 2m dimensions; (b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that: (i) each deep soil area is a minimum of 60m2 with 3m 2m dimensions; and (ii) the combined total deep soil area is a minimum 10 per cent of the site area; (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.32	Iain McManus	Amend standard H5.6.20(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	812.33	Iain McManus	Amend standard H5.6.21(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpavedsurfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.34	Iain McManus	Approve standards H5.6.21(2), (4) and (5) as proposed.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.35	Iain McManus	Amend H5.8.1(1)(b)(i) as proposed in the plan change.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.36	Iain McManus	Amend H5.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, form and appearance: (i) whether the intensity and scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.37	Iain McManus	Relocate Table H5.9(3) to standard H5.6.19 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	812.38	Iain McManus	Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines): (7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained. (7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.39	Iain McManus	Approve rule D18.4(3) as proposed.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.40	Iain McManus	Amend activity D18.4(A1) to delete the standards listed in the "Standards to be complied with" column.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.41	Iain McManus	Amend standard D18.6.1A.2(3) as follows: (3) Where the minor dwelling is proposed as a standalone building on a front site, it must be sited to the rear of the existing principal dwelling.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.42	Iain McManus	Amend standard D18.6.1.2(1) as follows: (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45 60 degree recession plane measured from a point 3m 4m above the ground level along any boundary of the site.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.43	Iain McManus	Amend Figure D18.6.1.3.1 to illustrate the freedom provided by standard D18.6.1.3(2), namely to show one of the rear sites with 3m yards to the long boundaries and 1.2m yards to the short boundaries (or some other arrangement that is different to the arrangement shown for the other rear site).	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS79	Brendan Drury	Oppose	812.44	Iain McManus	Amend Table D18.6.1.4.1 as follows: to contain only two qualifiers - Site area of up to 200m2 = 55 percent Building coverage of net site area Site area greater than 200m2 = 50 percent building coverage of net site area	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.45	Iain McManus	Add consequential amendments to Table D18.6.1.5.1 to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.46	Iain McManus	Add consequential amendments to Table D18.6.1.6.1. to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.47	Iain McManus	Review the need to retain D18.8.1.1(B1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.48	Iain McManus	Review the need to retain D18.8.1.1(AB1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	812.49	Iain McManus	Amend policy H6.3(A4)(c) with the following revised wording (or words to similar effect): (c) limiting visual dominance effects on adjoining sites, to the extent practicable given the height permitted in the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	812.50	Iain McManus	Amend policy H6.3(A4)(f) as follows: (f) minimising limiting the maximum impervious area on a site in order to….	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	812.51	Iain McManus	Delete policy H6.3(14) in its entirety. It is unclear how the policy will be applied.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	812.52	Iain McManus	Delete activities H6.4(A3B) and H6.4(A3C) and all related provisions. These appear to be a 'cut and paste' error. And it is not good planning practice to zone for intensification and then prevent this due to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	812.53	Iain McManus	Delete rule H6.5(6) in its entirety. There is no sound resource management basis for the approach to notification under this clause.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.54	Iain McManus	Amend and replace standard H6.6.5(1)(a) with a standard that permits developments containing up to 3 dwellings to a height of 18m to enable 5 storeys with good urban design outcomes. In the event that the above relief is not granted, replace the proposed standard with one that permits developments containing up to 3 dwellings to the same height as permitted for developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	812.55	Iain McManus	Amend and replace standard H6.6.5(1)(b) with a standard that permits “any other development” outside a walkable catchment to a height of 18m to enable 5 storeys with good urban design outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.56	Iain McManus	Amend and replace standard H6.6.6(1) with a standard that permits developments containing up to 3 dwellings to the same height in relation to boundary as developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.57	Iain McManus	Amend standard H6.6.6(2) as follows: (2) Standards H6.6.6(1), and H6.6.6(2), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) do does not apply to a boundary, or part of a boundary, adjoining any of the following:…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.58	Iain McManus	Amend standard H6.6.6(3) as follows: (3) Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.59	Iain McManus	Amend standard H6.6.6(4) as follows: (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.60	Iain McManus	Amend the riparian yard requirement in Table H6.6.9.2 as follows: 10m from the edge of all other permanent and intermittent streams.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.61	Iain McManus	Apply the MDRS in standards H6.6.12(A1) and (A2) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.62	Iain McManus	Apply the MDRS in standard H6.6.13(A1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.63	Iain McManus	In the event that the relief sought in the submission point 812.62 is rejected, amend standard H6.6.13(2)(a)ii to make it clear whether this clause requires the outlook space at all levels of a building greater than 3 storeys (other than the ground floor, as per the exception in clause iii) to have a minimum 8m depth or only the outlook space for levels 4 and above.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.64	Iain McManus	Delete standard H6.6.13(9)(d) and replace it with a new standard H6.6.13(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.65	Iain McManus	Apply the MDRS in standards H6.6.15(A1) and (B1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	812.66	Iain McManus	Delete standard H6.6.20 in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.67	Iain McManus	Amend standard H6.6.20 (if not deleted) as follows: (1)(a) - minimum dimension of 2m not 3m (1)(b)(i) - minimum dimension of 2m not 3m (1)(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.68	Iain McManus	Amend standard H6.6.21(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.69	Iain McManus	Amend standard H6.6.22(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.70	Iain McManus	Approve standards H6.6.22(2), (4) and (5) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.71	Iain McManus	Amend H6.8.1(1)(b)(i) as proposed in the plan change.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.72	Iain McManus	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.73	Iain McManus	Delete H6.8.1(2)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.74	Iain McManus	Delete H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.75	Iain McManus	Amend criterion H6.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, building form and appearance: (i) whether the scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	812.76	Iain McManus	Delete criterion H6.8.2(1)(f) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.77	Iain McManus	Amend criterion H6.8.2(2)(aa) as follows: (aa) the extent to which the building location, scale, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone. The reference to 'high quality' has the potential to create problems at the resource consent stage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.78	Iain McManus	Amend criterion H6.8.2(2)(ab)(v) as set out below: (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by: (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.79	Iain McManus	Delete criterion H6.8.2(2)(m) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.80	Iain McManus	Delete criterion H6.8.2(3)(l) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.81	Iain McManus	Delete criterion H6.8.2(6)(g) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	812.82	Iain McManus	Amend and Relocate Table H6.9(3) to standard H6.6.20 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	836.1	North Eastern Investments Limited	See PC 71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments PC79 (Amendments to the transport provisions) PC 81 (Additions to Schedule 14 Historic Heritage Schedule) PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS79	Brendan Drury	Oppose	836.2	North Eastern Investments Limited	Remove [inferred] the “designation” recorded in the plan change Map Viewer on the land at 56 Fairview Avenue as a “Spatially Qualifying Matter”.	Qualifying Matters A-I	Designations
FS79	Brendan Drury	Oppose	836.3	North Eastern Investments Limited	Remove [inferred] any designation being applied to any land parcel in the Auckland region through the plan change Map Viewer where there is no supporting information as to why the designation is being applied.	Qualifying Matters A-I	Designations
FS79	Brendan Drury	Oppose	836.4	North Eastern Investments Limited	Retain a walkable catchment of 1200 metres or more for the city centre (refer Attachment 4, page 70/105 of submission)	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	836.5	North Eastern Investments Limited	Retain the walkable catchment pertaining to the submitter's land - 56 Fairview Avenue and 129 Oteha Valley Road, Albany.	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS79	Brendan Drury	Oppose	836.6	North Eastern Investments Limited	Amend (inferred) any plan change text which is not in accordance with the mandatory directions of the National Planning Standards, with particular reference to 'height'.	Plan making and procedural	Central Government process - mandatory requirements
FS79	Brendan Drury	Oppose	836.7	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Residential or other zones.	Height	Residential Height - Technical Elements (storeys to height)
FS79	Brendan Drury	Oppose	836.8	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Business or other zones.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS79	Brendan Drury	Oppose	836.9	North Eastern Investments Limited	Remove (do not add) any added definition to the plan change text (in respect of height) for partial level, mezzanine, or similar term. Do not include any restriction on a partial level or mezzanine within a storey of a building.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	836.10	North Eastern Investments Limited	Remove (do not add) any qualifying matter to 56 Fairview Avenue or 129 Oteha Valley Road, Albany as an outcome of the plan change.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS79	Brendan Drury	Oppose	836.11	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to 56 Fairview Avenue or 129 Oteha Valley Road, Albany; delete all text changes in the plan change in relation to this; do not apply (erroneously) any flood plains, flood prone, flood sensitive mapping to this land.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	836.12	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to any land in the Auckland Region through the plan change.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	836.13	North Eastern Investments Limited	Delete the 'Further information (i)' (inferred 'Flood plains (i)') as a 'spatially qualifying matter' (which is opposed) applying to 32, 41, 43, 45 and 52 Springvale Drive, Albany (on the eastern boundary of 56 Fairview Avenue).	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	836.14	North Eastern Investments Limited	Delete all text amendments that are proposed (and which are opposed) for Chapter E36 Natural hazards and flooding of the AUP.	Qualifying Matters A-I	Significant Natural Hazards

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FS79	Brendan Drury	Oppose	836.15	North Eastern Investments Limited	Apply a new "Waikahikatea Precinct" (Attachment One of the submission), or variations of it, to 56 Fairview Avenue and 129 Oteha Valley Road. It proposes to encapsulate the previous decisions of the Court including the Network Discharge Consent provisions which prevent increased flood levels in the relevant (affected) streams.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS79	Brendan Drury	Oppose	836.16	North Eastern Investments Limited	Make amendments to the plan change to enable a supportive planning framework to enable intensive residential and mixed-use business development at 56 Fairview Avenue and 129 Oteha Valley Road, with additional height controls (and) with site-specific (Waikahikatea Precinct or similar) provisions for the treatment of the streams and riparian margins in a similar manner to the previous Environment Court Consent Orders and (from 2009-2016), inclusive of any consequential changes to the plan change (and PC71, PC79 and PC80) text to secure that outcome.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS79	Brendan Drury	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English interpreter for all Te Reo at hearing	Plan making and procedural	Consultation and engagement - general
FS79	Brendan Drury	Oppose	839.1	Russell Property Group	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	839.2	Russell Property Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	839.3	Russell Property Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	839.4	Russell Property Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	839.5	Russell Property Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	839.6	Russell Property Group	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS79	Brendan Drury	Oppose	839.7	Russell Property Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	839.8	Russell Property Group	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	839.9	Russell Property Group	Remove reference to QM under E38.1 Introduction [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.10	Russell Property Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.11	Russell Property Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.12	Russell Property Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	839.13	Russell Property Group	Delete proposed amendments to E38.3 Policies. [refer to pages 14 and 15 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.14	Russell Property Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.15	Russell Property Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.16	Russell Property Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.17	Russell Property Group	Delete proposed amendments to E38.8.2 [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.18	Russell Property Group	Delete proposed amendments to E38.11.1 [refer to page 18 submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.19	Russell Property Group	Delete proposed amendments to E38.11.2 [refer to page 18 and 19 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.20	Russell Property Group	Delete proposed amendments to E38.12.1 [refer to page 19 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.21	Russell Property Group	Delete proposed amendments to E38.12.2 [refer to page 19 and 20 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	839.22	Russell Property Group	Delete LDR zone in its entirety [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	839.23	Russell Property Group	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	839.24	Russell Property Group	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS79	Brendan Drury	Oppose	839.25	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	839.26	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	839.27	Russell Property Group	Extend the mapped extent of the MHU zone to take in sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	839.28	Russell Property Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 22 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	839.29	Russell Property Group	Delete additional objectives inserted at H5.2 [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	839.30	Russell Property Group	Delete additional policies inserted at H5.3 [refer to page 23-26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	839.31	Russell Property Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 26 and 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	839.32	Russell Property Group	Retain proposed provisions under H5.5(4) [refer to page 27 - 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	839.33	Russell Property Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.34	Russell Property Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.35	Russell Property Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.36	Russell Property Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.37	Russell Property Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.38	Russell Property Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.39	Russell Property Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.40	Russell Property Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.41	Russell Property Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.42	Russell Property Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.43	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 33 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.44	Russell Property Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	839.45	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.46	Russell Property Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.47	Russell Property Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.48	Russell Property Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.49	Russell Property Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	839.50	Russell Property Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.51	Russell Property Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.52	Russell Property Group	Retain the proposed the deletion of ‘intensity’ from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.53	Russell Property Group	Delete ‘intensity’ from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.54	Russell Property Group	Retain the proposed the deletion of ‘intensity’ from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.55	Russell Property Group	Delete ‘intensity and’ from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.56	Russell Property Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.57	Russell Property Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.58	Russell Property Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.59	Russell Property Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	839.60	Russell Property Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.61	Russell Property Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.62	Russell Property Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.63	Russell Property Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.64	Russell Property Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.65	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.66	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.67	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.68	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.69	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.70	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.71	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.72	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.73	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.74	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	839.75	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.76	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.77	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.78	Russell Property Group	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.79	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.80	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.81	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.82	Russell Property Group	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	839.83	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	839.84	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	839.85	Russell Property Group	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	839.86	Russell Property Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	839.87	Russell Property Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	839.88	Russell Property Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	839.89	Russell Property Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	839.90	Russell Property Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	839.91	Russell Property Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	839.92	Russell Property Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	839.93	Russell Property Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	839.94	Russell Property Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.95	Russell Property Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.96	Russell Property Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.97	Russell Property Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.98	Russell Property Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.99	Russell Property Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	839.100	Russell Property Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.101	Russell Property Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.102	Russell Property Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.103	Russell Property Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.104	Russell Property Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.105	Russell Property Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.106	Russell Property Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.107	Russell Property Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	839.108	Russell Property Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.109	Russell Property Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.110	Russell Property Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	839.111	Russell Property Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.112	Russell Property Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.113	Russell Property Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.114	Russell Property Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.115	Russell Property Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.116	Russell Property Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.117	Russell Property Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.118	Russell Property Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.119	Russell Property Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	839.120	Russell Property Group	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	839.121	Russell Property Group	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	839.122	Russell Property Group	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	839.123	Russell Property Group	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	839.124	Russell Property Group	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	839.125	Russell Property Group	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	839.126	Russell Property Group	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	839.127	Russell Property Group	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	839.128	Russell Property Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	839.129	Russell Property Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	839.130	Russell Property Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	839.131	Russell Property Group	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	839.132	Russell Property Group	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	839.133	Russell Property Group	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	839.134	Russell Property Group	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	839.135	Russell Property Group	Rezone 150 - 170 Marua Road, Mount Wellington to THAB.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	839.136	Russell Property Group	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	840.1	Auckland City Centre Residents Group	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather that three different walkable catchments with three different distances.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	840.2	Auckland City Centre Residents Group	Add provisions in the Unitary Plan for future developments in the city centre that provide for Resource Consent conditions to include public benefits within, and beyond, the envelope of a particular building and that process/methodology be used for negotiation with developers in terms of the type and extent of a particular development.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS79	Brendan Drury	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	840.4	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but recommend that specific changes are incorporated into the Unitary Plan so as to facilitate Auckland Council having the decision making authority as to the height, dimensions and form of different buildings, in different locations, spread across the city centre space, and including public benefits/space, sustainability and climate change initiatives together with traffic/transport considerations as considered appropriate by Council on a site by site basis.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	840.5	Auckland City Centre Residents Group	Amend phrase 'Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of our city' with 'Changes to current standards (and some new standards) to ensure that tall building are of a form that contributes to a well-functioning urban environment as determined on a site by site basis'.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	840.6	Auckland City Centre Residents Group	Support removal of FAR bonus standards from as all sites will have greater height and/or development capacity so transfer of floor space is no longer needed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	840.7	Auckland City Centre Residents Group	Note podium developments, narrowing as the height increases, which ensures maximum sunlight to all residential homes in the city centre. However, it needs to be Auckland Council who makes these decisions on a site by site basis given that Placemaking is the key means of achieving the Purposes of the Local Government Act 2002.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	840.8	Auckland City Centre Residents Group	Support provision for minimum dwelling size [H8.6.33] to ensure dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	840.9	Auckland City Centre Residents Group	Support provision for minimum floor to floor height [H8.6.27] to ensure that dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	840.10	Auckland City Centre Residents Group	Support provision of sunlight in outlook controls as Council has advised it intends to enforce for areas surrounding the city centre. City Centre residents expect their council, and governments, to ensure that the same rights apply to every residential area across all of Auckland and that Council will ensure this is respected through adherence to, and application of, Policy 1 of the NPSUD.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	840.11	Auckland City Centre Residents Group	Approve the maximum tower dimensions, setbacks from street and tower separation distances being maintained.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

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FS79	Brendan Drury	Oppose	840.12	Auckland City Centre Residents Group	Approve the continued management of City Centre precincts with area specific controls including height and development capacity.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS79	Brendan Drury	Oppose	840.13	Auckland City Centre Residents Group	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	840.14	Auckland City Centre Residents Group	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	840.15	Auckland City Centre Residents Group	Reject reliance on Section 3.32 (h) as a means of preventing developments in SCA's. Consider this in breach of both the objectives and intention of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	840.16	Auckland City Centre Residents Group	Incorporate the Auckland Light Rail corridor into their current NPSUD so that decisions related to progress on the ALR corridor are supported by appropriate area maps showing intensification, zoning, walkable catchments and the required level of intensification around city, metropolitan and local centres.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	841.1	Villages of New Zealand Limited	In terms of enabling intensification outside of these arbitrary limits [regarding application of the 800m walkable catchment], it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl. On this basis, the catchment for the Highland Park metropolitan centre for Upzoning around Local Centre and Town Centres in line with NPS-UD Policy 3d should be extended to include Pakuranga Park Village and other above-mentioned properties located along Pakuranga Road, including Business Mixed Use Zone land [refer to pages 7-8 of the submission for further details, and includes properties at 189 Pigeon Mountain Road Half Moon Bay, 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road, 332 Pakuranga Road, 334S Pakuranga Road, 350 Pakuranga Road, 470 Pakuranga Road, 472 Pakuranga Road, 474 Pakuranga Road and 490 Pakuranga Road, Pakuranga].	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification
FS79	Brendan Drury	Oppose	841.2	Villages of New Zealand Limited	Amend the plan change provisions so that they give effect to the NPS-UD and RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	841.3	Villages of New Zealand Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	841.4	Villages of New Zealand Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	841.5	Villages of New Zealand Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	841.6	Villages of New Zealand Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS79	Brendan Drury	Oppose	841.7	Villages of New Zealand Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	841.8	Villages of New Zealand Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	841.9	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	841.10	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 14 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	841.11	Villages of New Zealand Limited	Delete additional objectives inserted at H5.2 [refer to page 14 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	841.12	Villages of New Zealand Limited	Delete additional policies inserted at H5.3 [refer to page 15 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	841.13	Villages of New Zealand Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 17 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	841.14	Villages of New Zealand Limited	Retain proposed provisions under H5.5(4) Notification [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.15	Villages of New Zealand Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.16	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.17	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.18	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.19	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.20	Villages of New Zealand Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.21	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	841.22	Villages of New Zealand Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.23	Villages of New Zealand Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.24	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.25	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.26	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.27	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.28	Villages of New Zealand Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.29	Villages of New Zealand Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer to page 26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.30	Villages of New Zealand Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.31	Villages of New Zealand Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	841.32	Villages of New Zealand Limited	Delete proposed Matters of Control H5.7.1 and Assessment Criterion H5.7.2(1) relating to one dwelling per site in a SEA [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.33	Villages of New Zealand Limited	Delete Matters of discretion H5.8.1(1) and Assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.34	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from Matter of discretion H5.8.1(1)(b)(i) and Assessment criteria H5.8.1(2)(a)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.35	Villages of New Zealand Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.36	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from the Assessment criteria H5.8.1(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	841.37	Villages of New Zealand Limited	Delete 'intensity and' from Assessment criterion H5.8.2(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.38	Villages of New Zealand Limited	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(2)(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.39	Villages of New Zealand Limited	Delete other proposed provisions under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.40	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to page 37 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.41	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion at H5.8.1 for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.42	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) for building height [refer to page 41 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.43	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.44	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.45	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 4 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.46	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.47	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscape area [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.48	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.49	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.50	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.51	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	841.52	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.53	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.54	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(18) for deep soil and canopy [tree] [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.55	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.56	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.57	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.58	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure - Stormwater Disposal Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.59	Villages of New Zealand Limited	Delete proposed special information requirements H5.9 [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	841.60	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	841.61	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	841.62	Villages of New Zealand Limited	Retain MDRS provisions under H6.1 Zone description as notified [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	841.63	Villages of New Zealand Limited	Delete changes proposed to Objectives at H6.2 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	841.64	Villages of New Zealand Limited	Delete changes proposed to Policies at H6.3 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS79	Brendan Drury	Oppose	841.65	Villages of New Zealand Limited	Delete changes proposed to Activity table H6.4.1 regarding standards to be complied with [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	841.66	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	841.67	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	841.68	Villages of New Zealand Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.69	Villages of New Zealand Limited	Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.70	Villages of New Zealand Limited	Delete [H6.6.4C for Dwellings within the Infrastructure - Stormwater Disposal Constraints Control, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.71	Villages of New Zealand Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.72	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.73	Villages of New Zealand Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.74	Villages of New Zealand Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.75	Villages of New Zealand Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	841.76	Villages of New Zealand Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 59 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.77	Villages of New Zealand Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.78	Villages of New Zealand Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.79	Villages of New Zealand Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 61 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.80	Villages of New Zealand Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 62 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.81	Villages of New Zealand Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.82	Villages of New Zealand Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.83	Villages of New Zealand Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	841.84	Villages of New Zealand Limited	Delete proposed provisions under Matters of control H6.7.1 [refer to page 65 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.85	Villages of New Zealand Limited	Delete proposed provisions under Assessment criteria for controlled activities H6.7.2 [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.86	Villages of New Zealand Limited	Reject H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	841.87	Villages of New Zealand Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.88	Villages of New Zealand Limited	Delete assessment criterion H6.8.2(2)(ad) for [assessment of the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.89	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.90	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.91	Villages of New Zealand Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.92	Villages of New Zealand Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.93	Villages of New Zealand Limited	Delete other proposed provisions under H6.8.1 [refer to page 67 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.94	Villages of New Zealand Limited	Delete proposed provisions under H6.8.2 [refer to page 70 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.95	Villages of New Zealand Limited	Delete proposed provisions under Special information requirements H6.9 [refer to page 77 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	841.96	Villages of New Zealand Limited	Remove references to QM under H13.1 Zone description [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	841.97	Villages of New Zealand Limited	Amend Zone description H13.1 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	841.98	Villages of New Zealand Limited	Delete proposed changes to Objectives H13.2 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	841.99	Villages of New Zealand Limited	Amend Objectives H13.2 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	841.100	Villages of New Zealand Limited	Delete proposed changes to Policies H13.3 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	841.101	Villages of New Zealand Limited	Amend Policies H13.3 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	841.102	Villages of New Zealand Limited	Delete proposed changes to purpose of Standard H13.6.1 to remove reference to qualifying matters [refer to page 80 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	841.103	Villages of New Zealand Limited	Amend Standard H13.6.1(1) to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	841.104	Villages of New Zealand Limited	Delete proposed Landscaped area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	841.105	Villages of New Zealand Limited	Delete proposed Service Area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	841.106	Villages of New Zealand Limited	Delete proposed Urban Heat Island definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	841.107	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	841.108	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	841.109	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor [refer to page 52 of the submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	841.110	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 52 of the submission for further details].	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	841.111	Villages of New Zealand Limited	Approve the broad application of the MHU zone [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	841.112	Villages of New Zealand Limited	Approve the application of THAB within walkable catchments [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	841.113	Villages of New Zealand Limited	Reject introduction of QMs into zones [refer to page 4 of the submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	841.114	Villages of New Zealand Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	841.115	Villages of New Zealand Limited	Delete the LDR Zone in its entirety [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	841.116	Villages of New Zealand Limited	Rezone 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road and 334S Pakuranga Road, Pakuranga to THAB [refer to page 7 of the submission for a diagram].	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	841.117	Villages of New Zealand Limited	In our view, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites [refer to page 8 of the submission for further details].	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	841.118	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone [refer to page 57 of the submission for further details].	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	855.1	MHE Limited	Amend HVC for 83-85 College Hill, 87 College Hill, 89 College Hill, 91 College Hill, 93 College Hill, 95 College Hill, 99 College Hill, 101 College Hill, 107-109 College Hill to 27m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	855.2	MHE Limited	Amend HVC for Ponsonby Mixed Use zone area to 27m [inferred: including properties at: 1 Cascade Street, 5-7 Hargreaves Street, 24 Spring Street, 2 College Hill, 28 College Hill, 5 College Hill, 32 Ireland Street, 84-86 Franklin Road, 98 Beaumont Street, 3 Hargreaves Street, 34 Ireland Street, 43 College Hill, 27-37 Napier Street, 2 Middle Street, 9 Wilkins Street, 3-11 New Street, 1-8 Brickfield Way, 7 College Hill, 19 Hargreaves Street, 220 Victoria Street West, 5 Wilkins Street, 94 Franklin Road, 2-18 Fisher-Point Drive, 88 Franklin Road, 111 Franklin Road, 13-15 College Hill, 21 Hargreaves Street, 115-121 Franklin Road, 92 Franklin Road, 17 Hargreaves Street, 62-98 Fisher-Point Drive, 37-39 Ireland Street, 3 College Hill, 90 Franklin Road, 41 College Hill, 29 Hargreaves Street, 31-35 Hargreaves Street, 25 Hargreaves Street, 33 College Hill, 27 College Hill, 27 Hargreaves Street, 23 Hargreaves Street, 25 College Hill, 44 Ireland Street, 39 Spring Street, 10 College Hill, 40-42 Ireland Street, 38 Ireland Street, 8 College Hill, 31 Spring Street, 35 Spring Street, 1 Scotland Street, 16 College Hill, 28-42 Spring Street, 37 Spring Street, 1 Beaumont Street, 2-4 Hargreaves Street, 36-38 College Hill, 17-71 Fisher-Point Drive, 32-60 Fisher-Point Drive, 2-26 Telpher Street, 18 Waitemata Street, 80 Beaumont Street, 20 Beaumont Street, 98 Franklin Road, 100 Franklin Road, 96 Franklin Road, 45 Ireland Street, 10 Beaumont Street, 13 Hargreaves Street, 9 Hargreaves Street, 15 Hargreaves Street, 11 Hargreaves Street, 20-22 Fisher-Point Drive].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	871.1	Property Council New Zealand	[Amend] city centre walkable catchment by at least 400m to 1.5km.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Oppose	871.2	Property Council New Zealand	[Amend] to apply the 400m walkable catchment standard more widely around Town Centres.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	871.3	Property Council New Zealand	[Amend the zone provisions to enable] greater housing intensification in Metropolitan, Town and Local Centres.	Business Zones provisions	Business Zones (General or other)
FS79	Brendan Drury	Oppose	871.4	Property Council New Zealand	[Amend] to ensure transport alignment between residential and mixed-use zones.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	871.5	Property Council New Zealand	Amend THAB rules from “up to” six storeys to better enable greater height and more flexible design where appropriate;	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	871.6	Property Council New Zealand	[Amend to] create alignment between THAB rules inside and outside of walkable catchments	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	871.7	Property Council New Zealand	[Delete] prescriptive rules within the plan change to better ensure that a site-specific approach can be taken over the proposed prescriptive approach as to where a building, turning bay and accessways are to be placed.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	871.8	Property Council New Zealand	[Amend] the zone so that if a qualifying matter is not present, the RMA Amendment rules take precedence.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	871.9	Property Council New Zealand	Delete infrastructure constraints as a qualifying matter and investigate the use of transparent, beneficiary pays funding models to fund necessary core infrastructure to support development.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	871.10	Property Council New Zealand	Retain 200m walkable catchment for Local Centres.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	871.11	Property Council New Zealand	Retain 400m walkable catchment for larger Town Centres.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	871.12	Property Council New Zealand	Amend height standards to provide building heights greater than six storeys along transport corridors and close to train stations.	Height	RTN WC Intensification response
FS79	Brendan Drury	Oppose	871.13	Property Council New Zealand	Amend business zone rules to be flexible enough to enable car parking for residential developments.	Business Zones provisions	Business Zones (General or other)
FS79	Brendan Drury	Oppose	871.14	Property Council New Zealand	Amend residential zone rules to be flexible enough to enable car parking for residential developments.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	871.15	Property Council New Zealand	Amend zone rules to outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	871.16	Property Council New Zealand	Retain the deletion of the Gross Floor Area standard and the GFA bonus standard	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	871.17	Property Council New Zealand	Retain the deletion of the height control	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	871.18	Property Council New Zealand	Retain the extension of the outlook space control	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	871.19	Property Council New Zealand	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	871.20	Property Council New Zealand	Recognise the risk of lost amenity in business zones given the onsite requirements for waste collection and accessibility.	Business Zones provisions	Business Zones (General or other)
FS79	Brendan Drury	Oppose	871.21	Property Council New Zealand	Recognise the risk of lost amenity in residential zones given the onsite requirements for waste collection and accessibility.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS79	Brendan Drury	Oppose	871.23	Property Council New Zealand	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS79	Brendan Drury	Oppose	871.25	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.1	Kāinga Ora	Delete the Residential - Single House Zone entirely. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. This includes applying the Residential - Mixed Housing Urban Zone to the 23 settlements currently excluded such as Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead and others. See Appendix 1, Table 1, row 43. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.2	Kāinga Ora	Delete the Residential - Low Density Residential Zone entirely. See Appendix 1, Table 1, row 44. Rezone with either the Residential - Mixed Housing Urban Zone or the Residential Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.3	Kāinga Ora	Delete the Residential - Mixed Housing Suburban Zone entirely. See Appendix 1, Table 1, row 45. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer also to the separate submission point on the Auckland Light Rail Corridor exclusion area.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.4	Kāinga Ora	Amend the Residential - Mixed Housing Urban Zone provisions to: 1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings; 2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and 3) Simplify and streamline matters of discretion and associated assessment criteria. Make amendments to H5 as set out in Appendix 1, Table 2, Rows 138 to 163 of the submission. Refer to Appendices 2 and 3 for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	873.5	Kāinga Ora	Amend the spatial extent of the Residential - Mixed Housing Urban Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.6	Kāinga Ora	Amend the Residential - Terrace Housing and Apartment Buildings Zone to enable higher densities and building heights with fewer restrictions. Make deletions or amendments to the H6 zone provisions to that effect as set out in Appendix 1 of the submission, Table 1, Rows 46 to 75 of the submission. Refer to Appendices 2 and 3 of the submission for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	873.7	Kāinga Ora	Amend the spatial extent of the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.8	Kāinga Ora	Amend the Height Variation Control for the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.9	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the Business City Centre Zone. Make amendments as set out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Oppose	873.10	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from the edge of any Business Metropolitan Centre Zone. Make amendments summarised out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC Metropolitan Centres - Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.11	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	873.12	Kāinga Ora	Amend to include RTN walkable catchments for the Onehunga train line.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	873.13	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within: 1) 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a Business - Metropolitan Centre Zone or the Business - City Centre Zone; 2) 800m (approx. 10 minute walk) in some highly accessible locations; as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	873.14	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 800m (approx. 10 minute walk) from the edge of the Business - Town Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	873.15	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 400m (approx. 5 minute walk) from the edge of the Business - Local Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	873.16	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around the Business - City Centre Zone. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS79	Brendan Drury	Oppose	873.17	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS79	Brendan Drury	Oppose	873.18	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS79	Brendan Drury	Oppose	873.19	Kāinga Ora	Amend the Height Variation Control to provide for 5 storeys (18m) within those parts of the Residential - Mixed Housing Urban Zone that adjoin the 10 storey Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.20	Kāinga Ora	Amend to provide for unlimited height in the Business - City Centre Zone General Height Area. Refer to Appendix 3 of the submission for building height. Retain, amend or delete H8 provisions as set out in Appendix 1, Table 1, Rows 76, 77, 78, 79 and 80 of the submission.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	873.21	Kāinga Ora	Delete qualifying matters and standards for specific density provisions from the Business - City Centre Zone. This includes but is not limited to: streetscape improvement and landscaping; special amenity yards; street sightlines; outlook space and space and building in relation to boundary. Retain or delete H8 provisions as set out in Appendix 1, Table 1, Rows of 81, 82, 83 and 84 of the submission.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS79	Brendan Drury	Oppose	873.22	Kāinga Ora	Amend the Business - Metropolitan Centre Zone to allow unlimited building height except where qualifying matters apply. Refer to Appendices 2 and 3 of the submission for building height. Retain, amend or delete H9 provisions as set out in Appendix 1, Table 1, Rows of 85, 86, 87, of the submission.	Height	Metropolitan Centre WC Intensificatio n response
FS79	Brendan Drury	Oppose	873.23	Kāinga Ora	Amend the Business - Town Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height through the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control below the proposed 6-storey base zone height; 4) amend the Height in Relation to Boundary Control to enable the increased base height. Delete or amend H10 provisions as set out in Appendix 1, Table 1, Rows 88, 89, and 90 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS79	Brendan Drury	Oppose	873.24	Kāinga Ora	Amend the Business - Local Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height in the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control that below the 6-storey base zone height; 4) Amend the Height in Relation to Boundary Control to enable the increased base height. Amend or delete H11 provisions as set out in Appendix 1, Table 1, Rows 91, 92 and 93 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.25	Kāinga Ora	Amend the Business - Neighbourhood Centre Zone and Height Variation Control to Enable a 6-storey height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Amend or delete H12 provisions as set out in Appendix 1, Table 1, Rows 94, 95 and 96 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.26	Kāinga Ora	Amend the Business - Mixed Use Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendix 3 for building height. Amend or delete H13 provisions as set out in Appendix 1, Table 1, Rows 97, 98 and 99 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.27	Kāinga Ora	Amend the Business - General Business Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendices 2 and 3 of the submission for building height. Amend or delete H14 provisions as set out in Appendix 1, Table 1, Rows 100, 101 and 102 of the submission.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.28	Kāinga Ora	Amend the majority of the qualifying matters to be applied by overlays rather than zones or precincts. An example of where this is not requested is for the flooding qualifying matter. See also Appendix 1, Table 1, Row 3 of the submission.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS79	Brendan Drury	Oppose	873.29	Kāinga Ora	Amend the qualifying matters so that they are managed consistently and are not managed by zones.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS79	Brendan Drury	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.31	Kāinga Ora	Amend the Special Housing Area exclusions by implementing the MDRS and Policy 3 requirements for many of these areas which would meet the definition of 'relevant residential zone'. Apply all the relief sought by this submission to the identified Special Housing Areas as illustrated in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.32	Kāinga Ora	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	873.33	Kāinga Ora	Delete the Beachlands Transport Infrastructure Constraint including deletion of provisions as set out on page 8 of the submission, and in Table A1.4.8.1, Appendix 1 of the Submission, Table 1 Rows 1, 38, 39, 40 and 41 of the submission. Note with reference to row 39 that other unrelated provisions are to be retained. Refer also to mapping changes in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS79	Brendan Drury	Oppose	873.34	Kāinga Ora	Amend C1.6A(2) by making the deleting reference to "an overlay rule" as set out in as set out in Appendix 1 Table 1 Row 2 of the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	873.35	Kāinga Ora	Retain the Wetland Management Areas qualifying matter. See Appendix 1, Table 1, Row 4 of the submission for details.	Qualifying Matters A-I	Wetland Management (D8)
FS79	Brendan Drury	Oppose	873.36	Kāinga Ora	Retain identification of a Significant Ecological Areas qualifying matter. Delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Do not utilise residential zones to manage this issue, and delete proposed provisions. See Appendix 1, Table 1, Rows 5, 6 and 7 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	873.37	Kāinga Ora	Retain identification of Outstanding Natural Landscapes and Outstanding Natural Features qualifying matter but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. See Appendix 1, Table 1, Rows 8, 9 and 10 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONL and ONF (D10)
FS79	Brendan Drury	Oppose	873.38	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Metropolitan Centre WC Intensification response
FS79	Brendan Drury	Oppose	873.39	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.40	Kāinga Ora	Retain identification of Outstanding Natural Character and High Natural Character qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. Delete the newly proposed special information requirements. Make amendments as set out in Appendix 1, Table 1, Rows 10, 11 and 12 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	873.41	Kāinga Ora	Retain identification of a Waitakere Ranges qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete non-complying activity status for minor dwellings and reject deletion of supplementary text in activity table. Make amendments as set out in Appendix 1, Table 1, Rows 13, 14, 15 and 16 of the submission. Rezone with Residential - Mixed Housing Urban Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	873.42	Kāinga Ora	Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Oppose	873.43	Kāinga Ora	Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	873.44	Kāinga Ora	Delete the Ridgeline Protection qualifying matter and delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Rows 22, 23 and 24 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	873.45	Kāinga Ora	Delete the Local public views qualifying matter and all of the associated Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Row 25 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Local Public Views (D16)
FS79	Brendan Drury	Oppose	873.46	Kāinga Ora	Retain the High Aircraft Noise Area (HANA) as a qualifying matter, but amend it by rezoning any Residential - Low Density Residential Zone and Residential - Terrace Housing and Apartment Buildings Zoned areas to Residential - Mixed Housing Urban Zone. Refer to Appendix 1, Table 1, Row 30 of the submission, and Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central]	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	873.47	Kāinga Ora	Delete the Moderate Aircraft Noise Area (MANA) as a qualifying matter and delete the blanket density restrictions for residential sites within the MANA overlay and make other amendments as set out in Appendix 1, Table 1, Row 31 of the submission.	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	873.48	Kāinga Ora	Delete the Infrastructure - Combined Wastewater Network Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.49	Kāinga Ora	Delete the Infrastructure - Water and/or Wastewater Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	873.50	Kāinga Ora	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS79	Brendan Drury	Oppose	873.51	Kāinga Ora	Retain overlays and city wide rules for managing natural hazards but delete down zoning for natural hazards including deletion of the Residential - Low Density Residential Zone. Rezone with Residential - Mixed Housing Urban Zone or Residential - Terraced Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Refer also to Appendix 1, Table 1, Row 36 of the submission. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	873.52	Kāinga Ora	Retain spatial mapping of natural hazards on maps but delete any flood hazard mapping in the plan. Flood hazard mapping should be non-statutory, sitting outside the plan. Refer to Appendix 1, Table 1, Row 37 of the submission.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	873.53	Kāinga Ora	Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	873.54	Kāinga Ora	Amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS) within relevant residential zones. Amend or delete H27 provisions as set out in Appendix 1, Table 1, Rows 103, 104, 105 and 106 of the submission.	Other Zones provisions	H27 Special Purpose - Māori Purpose Zone
FS79	Brendan Drury	Oppose	873.55	Kāinga Ora	Retain the note at the start of Chapter D17 that identifies Historic Heritage as a qualifying matter. Refer to Appendix 1, Table 1, Row 26 of the submission.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	873.56	Kāinga Ora	Delete the proposed Lawry Settlement Workers' Housing as a qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	873.57	Kāinga Ora	Delete the D20A Stockade Hill Viewshaft Overlay entirely including from the plan (and GIS view) and the Figure D20A.6.1.1. Refer to Appendix 1, Table 1, Row 28 of the submission.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.58	Kāinga Ora	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS79	Brendan Drury	Oppose	873.59	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Area Overlay. Remove the provisions relating to the MANA from the precinct and apply the city wide overlay provisions. Also summarised under the qualifying matter topic.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS79	Brendan Drury	Oppose	873.60	Kāinga Ora	Delete the identification of 'sunlight admission' as a qualifying matter from I425 Manukau Centre Precinct.	Precincts - NPSUD MDRS Response	I425 Manukau Precinct
FS79	Brendan Drury	Oppose	873.61	Kāinga Ora	Delete qualifying matters pertaining to 'Notable Trees' and 'Flooding' from the I433 Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS79	Brendan Drury	Oppose	873.62	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the qualifying matter topic. Delete qualifying matters pertaining to 'Flooding' from the I438 Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Rezone the residential zones that are affected by the designation as either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone, as appropriate.	Precincts - NPSUD MDRS Response	I438 Takanini Precinct
FS79	Brendan Drury	Oppose	873.63	Kāinga Ora	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the I529 Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	Precincts - NPSUD MDRS Response	I529 Orewa 1 Precinct
FS79	Brendan Drury	Oppose	873.64	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I533 Red Beach Precinct.	Precincts - NPSUD MDRS Response	I533 Red Beach Precinct
FS79	Brendan Drury	Oppose	873.65	Kāinga Ora	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the I539 Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Residential - Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. Rezone as either Mixed Housing Urban or Residential - Terrace Housing and Apartment Buildings Zone, as set out in Appendix 2.	Precincts - NPSUD MDRS Response	I539 Smales 2 Precinct
FS79	Brendan Drury	Oppose	873.66	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I550 Millwater South Precinct.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS79	Brendan Drury	Oppose	873.67	Kāinga Ora	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the I552 Warkworth Clayden Road Precinct.	Precincts - NPSUD MDRS Response	I552 Warkworth Clayden Road Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.68	Kāinga Ora	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the I 553 Warkworth North Precinct.	Precincts - NPSUD MDRS Response	I553 Warkworth North Precinct
FS79	Brendan Drury	Oppose	873.69	Kāinga Ora	Delete qualifying matters pertaining to flooding from the I605 Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS79	Brendan Drury	Oppose	873.70	Kāinga Ora	Delete qualifying matters pertaining to 'historic heritage buildings' from the I607 New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	Precincts - NPSUD MDRS Response	I607 New Lynn Precinct
FS79	Brendan Drury	Oppose	873.71	Kāinga Ora	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the I609 Penihana North Precinct.	Precincts - NPSUD MDRS Response	I609 Penihana North Precinct
FS79	Brendan Drury	Oppose	873.72	Kāinga Ora	Delete the canopy tree definition from Chapter J.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.73	Kāinga Ora	Delete the proposed addition to the coastal erosion hazard area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.74	Kāinga Ora	Delete the definition of deep soil from Chapter J.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.75	Kāinga Ora	Amend the definition of dwelling as set out in Appendix 1, Table 1, Row 130 of the submission.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.76	Kāinga Ora	Amend the definition of floodplain as set out in Appendix 1, Table 1, Row 131 of the submission.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.77	Kāinga Ora	Amend the definition of landscaped area as set out in Appendix 1, Table 1, Row 132 of the submission.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.78	Kāinga Ora	Amend the definition of relevant residential zone as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.79	Kāinga Ora	Insert a new definition for street-facing façade as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.80	Kāinga Ora	Delete the definition of servicing area from Chapter J.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.81	Kāinga Ora	Delete the definition of urban heat island from Chapter J.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	873.82	Kāinga Ora	Retain chapter K as notified.	Qualifying Matters A-I	Designations
FS79	Brendan Drury	Oppose	873.83	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Te Hana. Refer to Appendix 2, Map 001. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Coronation Street, Silver Hill Road, State Highway 1, and Whakapirau Road, Te Hana]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.84	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Wellsford. Refer to Appendix 2, Map 002. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ahuru Street, Armitage Road, Astrid Lane, Batten Street, Bellevue Avenue, Centennial Park Road, Davies Road, Hanover Street, Hazelmere Street, John Sinclair Avenue,Kelgary Place,Matheson Road,McGillivray Road,Monowai Street,Olympus Road, Port Albert Road,Raki Lane, Rodney Street, State Highway 1,Tobruk Road, Tomas Street, Totara View,Tuaraki Drive,Tyburnia Place, Watson Place, Wellsford Valley Road, Wi Apo Place, and Worker Road, Wellsford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.85	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 004. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Blue Bell Parade, Caroline Heights, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Excelsior Way, May Way, Meiklejohn Way, North West Anchorage, Omaha Drive, Reliance Way, Shamrock Crest, Success Court, and Twilight Bay, Omaha; and Dotterel Lane, Dunbar Road, Harbour View Road, Kowhai Avenue, Oystercatcher Lane, Point Wells Road, Riverside Drive, Sandpiper Avenue, Shearwater Lane, Waimanu Place, Williams Crescent, and Wrybill Way, Point Wells.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.86	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 005. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Broadlands Drive, Darroch Slope, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Esme Grove, Excelsior Way, Ida Way, Jane Gifford Place, Kitty Frazer Lane, Lagoon Way, Mangatawhiri Road, Matariki Street, Meiklejohn Way, Omaha Drive, Paraone Place, Parry Court, Pioneer Crescent, Reliance Way, Rita Way, Ruby Cove, Shamrock Crest, St Anne Place, Success Court, Taiawa Place, Te Mana Street, Te Mauri Place, The Southern Isle, and Thistle Terrace, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.87	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Omaha . Refer to Appendix 2, Map 006. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Inanga Lane, Karahu Lane, Kewai Street, Kokopu Street,Kutai Lane, Mangatawhiri Road,Paraoa Crescent, Patiki Place,Paua Lane,Pipi Lane,Taumata Road, Tio Lane,Tohora Crescent, Tuatua Lane, and Tuna Place, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.88	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Matakana. Refer to Appendix 2, Map 007. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Awanui Crescent, Courtney Lane, Kewini Grove, Laly Haddon Place, Leigh Road, Long Meadow Lane, Maeha Drive, Matakana Road, Matakana Valley Road, Moya Drive, Penney Rise, Riverglade Lane, Tiaki Lane, and Torea Road, Matakana.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.89	Kāinga Ora	Rezone Residential - Low Density Housing Zone to Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone at Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 008. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Hudson Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albert Road, Ashmore Crescent, Belmont Place, Belvedere Place, Brown Road, Champers Way, Falls Road, Great North Road, Heritage Lane, Hill Street, Kasper Street, Mahurangi Street, Matakana Road, Melwood Drive, Millstream Place, Northwood Close, Victoria Street, View Road, Wainoni Place, Westpark Glen, and Whitaker Road, Warkworth.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.90	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Warkworth. Refer to Appendix 2, Map 008. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pound Street, Falls Street, Brown Road, Warkworth Street, Bertram Street, Lilburn Street, and Alnwick Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.91	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Urban Zone or Residential - Terrace Housing and Apartment Buildings in Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 009. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Dome Lane, Falls Road, Harry Close, John Andrew Drive, Ngahau Street, View Road, and Woodcocks Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone: Auckland Road, Bambro Street, Bennett Street, Bertram Street, Blue Gum Drive, Brown Road, Campbell Drive, Church Hill, Clegg Place, Coquette Street, David William Place, Dome Lane, Earlsway, Fairwater Road, Hauiti Drive, Hexham Street, Lilburn Street, McKinney Road, Palmer Street, Percy Street, Pulham Road, Rivendell Place, Southgate Road, State Highway 1, Titapu Road, Vernon Shaw Place, Walton Avenue, Warin Place, Wech Drive, Whitaker Road, Wickens Place, and Woodcocks Road, Warkworth]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.92	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone and Business - Local Centre Zone in Warkworth. Refer to Appendix 2, Map 009. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lilburn Street, Fairwater Road, Hexham Street, Alnwick Street, Pound Street, Bertram Street, Morpeth Street, Warin Place, Auckland Road, Wech Drive, Falls Street, Warkworth Street, and Neville Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.93	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 010. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Apollo Place, Arabella Lane, Ariel Place ,Aurora Avenue, Boathouse Bay Lane, Brampton Road, Governor Grey Road, Hampton Mews, Hapuka Close, Katene Place, Kokihi Lane, Koru Place, Mahurangi East Road, Merehai Place, Piper Lane, Robinia Place, Schooner Avenue, Tamatea Drive, Te Kapa Place, and Trevally Place, Snells Beach]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.94	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 011. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Ahi Kaa Lane, Amanda Lane, Arabella Lane, Ariki Drive, Arohia Place, Aurora Avenue, Awatere Place, Brigitte View, Carmen Terrace, Clifton Lane, Cornel Circle, Dalton Road, Dawson Road, Ferndale Drive, Fidelis Avenue, Foster Crescent, Gerontius Lane, Governor Grey Road, Hampton Mews, Heron Lane, Hewson Drive, Hibiscus Avenue, Hinemoa Place, Inca Place, Iris Street, Kahurangi Place, Katene Place, Kauri Crescent, Kawau View Road, Kia Kaha Drive, Kokihi Lane, Koru Place, Kotuku Place, Little Compton Mews, Mahurangi East Road, Matangi Terrace, Mayne Place, Merehai Place, Moana Terrace, Muncaster Road, Ngatira Place, Panui Terrace, Parkdale Close, Piccadilly Circus, Piper Lane, Rangimaarie Crescent, Rawhiti Place, Riverleigh Drive, Schooner Avenue, Snells Beach Road, Sunburst Avenue, Sunlight Promenade, Sunrise Boulevard, Tamatea Drive, Tara Place, Te Kapa Place, Virginia Circus, Washington Avenue, Wendy Hood Way, Windward Terrace, Woodlands Avenue, and Woodlands Place, Snells Beach; Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, The Glade, and The Nook, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.95	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Local Centre Zone in Snells Beach. Refer to Appendix 2, Map 011. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mahurangi East Road, Snells Beach.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.96	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Algies Bay. Refer to Appendix 2, Map 012. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albro Lane, Alexander Road, Athol Place, Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, and Willjames Avenue, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.97	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Waiwera. Refer to Appendix 2, Map 013. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Hibiscus Coast Highway, The Strand, Waiwera Place, Waiwera Road, and Weranui Road, Waiwera]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.98	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Hatfields Beach and Orewa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa. Refer to Appendix 2, Map 014. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Beachwood Drive, Fendalton Place, Hibiscus Coast Highway, Ocean View Road, Otanerua Road, Sun Valley, Sykes Avenue, William Hadlow Place, and Win Grove, Hatfields Beach; Ambassador Glade, Astor Place, Chalmers Close, Crampton Court, Hibiscus Coast Highway, Hillcrest Road, Judd Place, Kahu Close, Kath Hopper Drive, Lakeside Drive, Maraeariki Avenue, Marine Parade, McGowan Place, Millennial Way, Puriri Avenue, Riverside Road, Roberta Crescent, Tauranga Place, Waldorf Crescent, and Wallis Lane, Orewa; and Arran Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone, includes: Alice Avenue, Ambassador Glade, Centreway Road, Chesterfield Way, Crampton Court, Dan Tori Place, Denham Way, Doment Crescent, Edward Avenue, Elizabeth Street, Florence Avenue, Francis Skinner Place, Grand Drive, Hatton Road, Hibiscus Coast Highway, Kohu Street, Lakeside Drive, Lillian Place, Manuka Street, Marine Parade, Marine View, McGowan Place, Melanie Place, Millennial Way, Ngaru Way, Noel Avenue, Nukumea Common, Puriri Avenue, Riverside Road, Ruby Place, Waitaha Close, and West Hoe Road, Orewa]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.99	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 014. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Centreway Road, Florence Avenue, Doment Crescent, Moenui Avenue, Moana Avenue, Riverside Road, and Tamariki Avenue, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.100	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Silverdale (Wainui). Refer to Appendix 2, Map 015. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone, includes: Argent Lane and Lysnar Road, Upper Orewa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.101	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Orewa, Red Beach and Silverdale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa, Red Beach and Silverdale. Refer to Appendix 2, Map 016. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Barton Place, Hibiscus Coast Highway, Kath Hopper Drive, Lakeside Drive, Maori Hut Road, Matija Place, Maygrove Drive, Moffat Road, Nickell Place, Pohutukawa Avenue, Settlers Grove, and Tauranga Place, Orewa; Bay Street, Hibiscus Coast Highway, Miran Lane, Odlin Lane, Quo Vadis Place, Rosario Crescent, Thorburn Avenue, and Walton Street, Red Beach; and Arran Drive, Arran Point Parade, Bankside Road, Godfrey Drive, Kelly Greens, Madison Terrace, Major Henry Greens, Millwater Parkway, Percy Greens, Ridgedale Road, and Timberland Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Centreway Road, Crampton Court, Edgewater Grove, Empire Road, Hibiscus Coast Highway, Jelas Road, Maygrove Drive, Milton Road, Nickell Place, Pine Road, Riverside Road, Ross Crescent, and Weiti Road Orewa; Anchorite Way, Barnacle Rise, Cambie Avenue, Driftwood Drive, Greenview Lane, Hibiscus Coast Highway, Jelas Road, John Dee Crescent, Kingtide Place, Mermaid Mews, Neaptide Close, Nga Wai Lane, Panorama Court, Ridgeview Close, Saltwood Street, Seagate Place, Seamount Drive, Springtide Place, Spyglass Street, Surf View Crescent, Symes Drive, Taikura Avenue, Tawhana Crescent, Totara Views Drive, and Whangaparaoa Road Red Beach; Anchorite Way, Arriere Lane, Bonair Crescent, Cannon Street, Cilliers Drive, Colonial Drive, Fermier Greens, Grapnel Street, Hibiscus Coast Highway, James Mcleod Way, Jardin Court, Kuhu Way, Longmore Lane, Millwater Parkway, Old Mill Road, Ormonde Drive, Silverhill Lane, Stella Maris Lane, Totara Views Drive, Wainui Road, Waterloo Road, and Whao Lane, Silverdale]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.102	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 016. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fantail Court, Weiti Road, Bellbird Place, Tui Lane, and Centreway Road, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.103	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Red Beach and Stanmore Bay. Refer to Appendix 2, Map 017. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Bay Street, Chelverton Terrace, Durness Place, Elgin Place, Esther Place, Glenelg Road, Laurie Street, Marellen Drive, Marie Avenue, Ngapara Street, Rosario Crescent, Walton Street, Whale Cove, and William Bayes Place, Red Beach; Blue Heron Rise, Brian Crescent, Cooper Road, D'Oyly Drive, Duncansby Road, Gledstane Road, Greta Place, Joydon Place, Lea Place, Mably Court, Northview Road, Shadon Place, Springtime Crescent, Vipond Road, Waiora Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.104	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Tindalls Bay. Refer to Appendix 2, Map 018. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Ardern Avenue, Swann Beach Road, and The Crescent, Manly; Capitol Road, Matakatia Parade, Whangaparaoa Road, and Zita Avenue, Matakatia; Ardern Avenue and Swann Beach Road, Stanmore Bay; De Luen Avenue, The Crescent, and Tindalls Bay Road, Tindalls Beach]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.105	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Gulf Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Gulf Harbour. Refer to Appendix 2, Map 019. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Double Bay Place, Fishermans Cove, Pacific Parade, Siesta Terrace, and Whangaparaoa Road, Army Bay; Belle-Mer Place, Clansman Terrace, Island View Drive, Okoromai Views, and Shakespear Road, Okoromai Bay; Admiralty Rise, Alec Craig Way, Gulf Harbour Drive, Javelin Close, Kensington Terrace, Regency Park Drive, and Whangaparaoa Road, Hobbs Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Admiralty Rise, Bella Vista Drive, Binnacle Rise, Greenway Rise, Gulf Harbour Drive, and Pleasant Way, Hobbs Bay]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.106	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Silverdale. Refer to Appendix 2, Map 020. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waterloo Road, Silverdale]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.107	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Silverdale. Refer to Appendix 2, Map 020. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Blue Gum Avenue, Tavern Road, Blanc Road, and Foundry Road, Silverdale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.108	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Stanmore Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Stanmore Bay. Refer to Appendix 2, Map 021. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Ferry Road, Kestrel Heights, and Mollyhawk Rise, Arkles Bay; Arun Street, Beverley Road, Brightside Road, Claude Road, Elliston Crescent, Holiday Road, Joydon Place, Kauri Road, Langton Road, Te Ruru Way, Vipond Road, and Whangaparaoa Road, Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cochrane Avenue, Ferry Road, and Wade River Road, Arkles Bay; Barwick Place, Bloomfield Rise, Matai Road, Moera Place, Penton Road, Puarangi Lane, Rata Road, Red Hibiscus Road, Rishworth Avenue, Wade River Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.109	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone at Stanmore Bay. Refer to Appendix 2, Map 021. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, and Mata Lane, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.110	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Stillwater. Refer to Appendix to, Map 021 [inferred: proposes to rezone some or all of the properties in these streets from Residential Single House Zone to Residential - Mixed Housing Urban Zone, includes: Coastal Heights, Cockle Place, Donald Place, Duck Creek Road, Flounder Point Road, Gurnard Road, Inlet Views, Snapper Road, Stillwater Crescent, and Upper Duck Creek Road, Stillwater]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.111	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Whangaparāoa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whangaparāoa. Refer to Appendix 2, Map 022. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arkles Strand, Ferry Road, Hawaiian Parade, Kestrel Heights, Mollyhawk Rise, and Palm Cove, Arkles Bay; Ardlui Avenue, Beach Road, Brandon Road, Brixton Road, Brown Street, Cross Street, East Avenue, East Point, Glamis Avenue, Glengarry Avenue, Hurdlow Place, Kawau Island Avenue, Ladies Mile, Laurence Street, Manly Park Avenue, Monyash Road, Moreton Drive, Motuora Road, Motutapu Avenue, Onepu Lane, Rawhiti Road, South Avenue, Spinnaker Point, Sundown Avenue, Swann Beach Road, The Circle, The Crescent, The Esplanade, Tindalls Bay Road, Tiri Road, Tulip Close, Walbrook Road, Whangaparaoa Road, and Zealandia Road, Manly; Capitol Road, Matakatia Parade, Tiri Road, and Whangaparaoa Road, Matakatia; Ardern Avenue, Bonita Avenue, Glanville Close, Rata Road, Rimu Road, Stanmore Bay Road, Swann Beach Road, and Te Ruru Way Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Arkles Drive, Arkles Strand, Cochrane Avenue, Ferry Road, Herman Street, Margaret Place, McKenzie Avenue, Wade River Road, Whangaparaoa Road Arkles Bay, Glengarry Avenue, Homestead Road, Kawau Island Avenue, Kenneth Hopper Place, Ladies Mile, Layton Road, Little Barrier Avenue, Manly Heights, Motutapu Avenue, Onepu Lane, Polkinghorne Drive, Rakino Avenue, Shuttleworth Place, Stanmore Bay Road, The Circle, Tower Hill, Whangaparaoa Road, Zealandia Road Manly, Bonita Avenue, Delshaw Avenue, Elan Place, Grandview Road, Link Crescent, Matai Road, Orca Drive, Penton Road, Rata Road, Red Hibiscus Road, Rishworth Avenue, Seafarer Crescent, Stanmore Bay Road, Wade River Road, Waititiro Rise Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.112	Kāinga Ora	Insert a Height Variation Control of 22m for part of the Business - Mixed Use Zone in Whangaparāoa. Refer to Appendix 2, Map 022. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, Elan Place, Rishworth Avenue, and Link Crescent, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.113	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Parakai. Refer to Appendix 2, Map 025 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Aitkenhead Court, Chic Gardens, Fordyce Road, Mary Keane Lane, Parakai Avenue, Parkhurst Road, Pengelly Place, Raabia Close, Rere Place, Springs Road, Te Moau Avenue, and Waiwera Avenue, Parakai; Awaroa Road, Miro Street, Railway Street, and Stewart Street,Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.114	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Helensville. Refer to Appendix 2, Map 026 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Amberly Rise, Audrey Luckens Lane, Awa Avenue, Awaroa Road, Cabeleigh Drive, Captain Street, Commercial Road, Downer Street, Empressa Heights, Forlong Rise, Garfield Road, Gerald Stokes Avenue, Gow Street, Green Lane, Hand Road, Inland Road, Kaipara Crescent, Kanono Way, Karaka Street, Kassa Rise, Kawariki Road, Kowhai Street, Lewann Lane, Mahi Road, Makiri Street, Mangakura Road, McLeod Street, Mill Road, Minerva Avenue, Miro Street, Nelson Street, Panui Avenue, Porokaiwhiri Avenue, Porter Crescent, Puriri Street, Rata Street, Rauta Way, Rautawhiri Road, Rimu Street, Riverboat Lane, Rongomai Street, St James Avenue, St Julia Court, Taupata Lane, Te Kauri Place, Urumaraki Avenue, and Wishart Road, Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.115	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Okura. Refer to Appendix 2, Map 027 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Deborah Place, Gails Drive, Okura River Road, and Valerie Crescent, Okura; Glenvar Road, and Stredwick Drive, Torbay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.116	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Long Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Long Bay. Refer to Appendix 2, Map 028 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Headsail Drive, Kina Place, and Longshore Drive, Long Bay; Clensmore Place, Cliff Road, Gilberd Place, Glenvar Road, Jayne Place, and Moorgreen Heights, Torbay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ashley Avenue, Barque Rise, Bight Road, Bounty Road, Caldera Drive, Cavalli Road, Coastal Court, Coastview Lane, Copper Lane, Eastreef Court, Fender Place, Flotilla Place, Glenvar Ridge Road, Greenlink Rise, Headland Drive, Hopetea Street, Keel Street, Killick Place, Kiokio Street, Longshore Drive, Luff Place, Makura Road, Moki Place, Nerita Place, Pennant Street, Ruku Street, Tawatawa Street, Te Oneroa Way, Tikati Rise, Tuangi Street, Turutu Place, Uranga Lane, and Windlass Street, Long Bay; Ashcraig Court, Auld Street, Beach Road, Cliff Road, County Road, Glenvar Road, Long Bay Drive, Manuwai Road, Morlie Place, Toroa Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.117	Kāinga Ora	Rezone Rural - Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone near Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Rural –Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway and Perekia Street, Albany; Stevensons Crescent Albany Heights]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.118	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway, and Perekia Street Albany; Stevensons Crescent Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.119	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights, Oteha and Northcross. Refer to Appendix 2, Map 030. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aoraki Crescent, Golden Morning Drive, New Dawn Lane, Waka Street Albany Heights, Celina Place Browns Bay, Countryside Way, East Coast Road, Lonely Track Road Fairview Heights, Flavia Close, Helen Ryburn Place, and Kate Sheppard Avenue Torbay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kewa Road Albany Heights, Branston Avenue, Capricorn Place, Carlisle Road, Kegworth Place, Limmer Place, Newstead Avenue, Oldham Place, Stapleford Crescent, Wilkinson Way, and Woodlands Crescent Browns Bay; Borneo Drive, Catlins Place, Fairview Avenue, Hilton Close, Hornbill Drive, Ilam Lane, Mackwell Road, McMenamin Place, Ohau Court, Oteha Valley Road, Para Close, Pharlap Drive, Rising Parade, Springvale Drive, Tekapo Rise, Travis View Drive, Trotting Terrace Fairview Heights, Barker Rise, Cairnbrae Court, Carlisle Road, Corricvale Way, Deverell Place, Eagleson Street, East Coast Road, Greenleaf Way, Harrowglen Drive, Heatherleigh Rise, Idyll Place, Jomard Terrace, Keating Rise, Kirkdale Place, Lakeridge Close, Neilon Place, Nor'East Drive, Nottingham Place, Oteha Valley Road, Pharlap Drive, Sartors Avenue, Topliss Drive, Woodridge Avenue Northcross, Andersons Road, Canyon Drive, Fernhill Way, Fields Parade, Gleanor Avenue, Horizon View Road, John Jennings Drive, Marbella Crescent, Nimstedt Avenue, Northcross Drive, Ponderosa Drive, Sohlue Place, Sonoma Crescent, Spring Valley Place, Sunnydale Place, Sunvista Avenue, Vicente Place Oteha, Acacia Road, Carlisle Road, East Coast Road, and Halder Place Torbay]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.120	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones at Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha.] [Inferred: proposes height variation control requests of 43 metres for some or all business zoned properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.121	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Browns Bay, Waiake and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Sandiacre Way, and Stapleford Crescent Browns Bay; Awaruku Road, Beach Road, Bronwyn Place, Carina Crescent, Charmaine Road, Cliff Road, Deep Creek Road, Fitzwilliam Drive, Freya Place, Glamorgan Drive, Glenvar Road, Gray Crescent, Infidel Place, Marama Street, Moorgreen Heights, Rewi Street, Reynolds Place, Ringwood Street, Rock Isle Road, Sealy Road, Stredwick Drive, Waiake Street, and Weatherly Road Torbay; Beach Road, and Sharon Road, Waiake] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone: includes Argyle Road, Arran Road, Bayview Road, Beach Road, Branston Avenue, Browns Bay Road, Capricorn Place, Carlisle Road, Clifton Road, Glencoe Road, Hollyhock Place, Kegworth Place, Manly Esplanade, Nigel Road, Oaktree Avenue, Oban Road, Orchard Road, Paterson Mews, Philson Terrace, Pipi Place, Stapleford Crescent, Valley Road, Wilk Lane, Wilkinson Way, and Woodlands Crescent Browns Bay; Beechwood Road, Browns Bay Road, Hyde Road, and Mirwill Road Rothesay Bay; Acacia Road, Airey Place, Alexander Avenue, Auld Street, Beach Road, Carlisle Road, County Road, Deep Creek Road, Finchley Road, Firth Road, Garden Lane, Gray Crescent, Holt Avenue, Killarney Avenue, Law Street, Long Street, Mawson Avenue, Mizpah Road, Orne Street, Rewi Street, Rock Isle Road, Sealy Road, Sunburst Lane, Tainui Street, Tipau Street, Toroa Street, Waiake Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay; Beach Road, Clifton Road, Deep Creek Road, Hebron Road, Mizpah Road, Newburn Road, Orchard Road, Ridge Road, Sharon Road, and Tiri View Place Waiake]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.122	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Inverness Road, Bute Road, Glen Road, Beach Road, Anzac Road, and Wilk Lane, Browns Bay; Beach Road, Torbay; Hebron Road, Waiake.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.123	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Albany. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany. Refer to Appendix 2, Map 032 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Centaur Close, Landing Drive, and Wharf Road Albany] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Agnew Place, Albany Highway, Dairy Flat Highway, Fishwicke Lane, Georgia Terrace, Lomas Way, The Avenue, and Widdison Place Albany; Dairy Flat Highway Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.124	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various business zones at Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.125	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Browns Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany, Oteha, Pinehill, Browns Bay, and Windsor Park. Refer to Appendix 2, Map 033 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mistletoe Place, and Redwing Street, Browns Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Young Drive, Bushlands Park Drive, Clemow's Lane, Denim Place, Excelsa Place, Floyd's Lane, Kristin Lane, Marquette Avenue, Mountain Beech Rise, Red Shed Lane, Rosedale Road, Sophora Way, and Villanova Place Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, Palliser Lane, and Serrata Place Browns Bay; Crimson Park, East Coast Road, Fernhill Way, Hooten Place, Margaret Henry Crescent, May Potter Close, Pannill Place, Pocock Lane, Ponderosa Drive, Prevost Lane, and Spencer Road Oteha; Andara Close, Arirang Rise, Ballintra Close, Buncrana Place, Bundoran Way, Caldwell Place, Carberry Lane, Carnell Lane, Carrigans Close, Colliston Rise, East Coast Road, Glen Bay Close, Greville Road, Hauraki Crescent, Hugh Green Drive, Kilkelly Avenue, Killybegs Drive, Malin Place, Mana Lane, Manu Place, Mulroy Place, Rathmullen Place, Rosedale Road, Rosses Place, Spencer Road, Taroka Close, and Te Hoe Grove Pinehill; Bluestone Rise, Burnside Court, Emerald Way, Jade Court, Opal Close, and Stonedge Lane Rosedale; Baulcomb Parade, East Coast Road, Graham Collins Drive, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.126	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43 metres for various business zones in parts of Albany. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rosedale Road, Rosedale.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.127	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Rothesay Bay, Murrays Bay, Mairangi Bay and Campbells Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rothesay Bay, Murrays Bay, Mairangi Bay, Campbells Bay and Windsor Park. Refer to Appendix 2, Map 034. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Channel View Road, Kahikatea Close, Kowhai Road, Park Rise, The Esplanade, and View Road, Campbells Bay; View Road, and Whitby Crescent Mairangi Bay; Churchill Road, and Portal Place Murrays Bay; Churchill Road, and Rothesay Bay Road Rothesay Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayside Drive, Beach Road, Browns Bay Road, Helvetia Drive, and Ridge Valley Drive Browns Bay; Beach Road, and Kowhai Road Campbells Bay; Agathis Avenue, Amante Crescent, Beach Road, Brighton Terrace, Coromandel Crescent, East Coast Road, Elizabeth Place, Galaxy Drive, Hastings Road, Honeysuckle Lane, Hythe Terrace, Jeanette Place, Jutland Street, Kilduff Place, Kiri Place, Kowhai Road, Manaia Place, Marigold Place, Matipo Road, Maxwelton Drive, Mayfair Crescent, Montrose Terrace, Nereus Place, Newhaven Terrace, Noumea Place, Penzance Road, Ponui Place, Ramsgate Terrace, Scarboro Terrace, Sidmouth Street, St Ives Terrace, Sunrise Avenue, Surville Place, Theodora Place, Tudor Place, Whitby Crescent, and Wisteria Way Mairangi Bay; Aotearoa Terrace, Beach Road, Bournemouth Terrace, Brighton Terrace, Churchill Road, Clematis Avenue, Falmouth Street, Folkestone Street, Gulf View Road, Jellicoe Road, Lyons Avenue, Montana Avenue, Portal Place, Rossmore Terrace, Scarboro Terrace, Seaton Road, Sunrise Avenue, The Bays Rise, Vaughan Crescent, Westbourne Road, and Wyoming Avenue Murrays Bay; Ascension Place, State Highway 1 Rosedale, Beach Road, Beulah Avenue, Braemar Road, Browns Bay Road, Churchill Road, Garadice Road, Gulf View Road, Hyde Road, Kiteroa Terrace, Knights Close, Knights Road, Korotaha Terrace, Leith Way, Masterton Road, Miri Road, Montgomery Avenue, Rothesay Bay Road, Sandown Road, and Shearwater Rise Rothesay Bay; Altair Place, Centorian Drive, Delisle Place, East Coast Road, Landsberg Way, Mercury Lane, Noel Williams Place, Ronald MacKen Place, Scorpio Place, Strabo Place, Sunset Road, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.128	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Rothesay Bay, Murrays Bay and Mairangi Bay. Refer to Appendix 2, Map 034. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Sidmouth Street, and Montrose Terrace, Mairangi Bay; Beach Road, Murrays Bay; Lyons Avenue, Beach Road, Montgomery Avenue, and Knights Road, Rothesay Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.129	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Waimauku. Refer to Appendix 2, Map 035. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Muriwai Road, Muriwai Valley; Waikoukou Valley Road, Waikoukou Valley; Amber Place, Buttercup Place, Cane Road, Cloverfields Drive, Denehurst Drive, Factory Road, Freshfields Road, Gavinike Place, Grassfield Place, Mabbett Lane, Muriwai Road, Murray Way, Pheasant Lane, Pondview Lane, Pukemarino Road, Rosella Grove, Sarah Todd Lane, School Road, Solan Drive, State Highway 16, The Rise, Tokatai Road, Waikoukou Valley Road, Waimauku Station Road, and Wintour Road Waimauku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.130	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Aporo Drive, Ara Kakara Avenue, Aro Mato Place, Bellamont Street, Coote Way, Cutfield Lane, Eric Farley Drive, Fred White Drive, Fruitlands Road, Gemscott Crescent, Gilbransen Road, Hooton Drive, Huarahi Pai Road, Jane Maree Road, Josh Road, Kahika Grove, Kauri Grove Drive, Kohia Way, Korako Drive, Kuawa Drive, Larmer Drive, Len Ireland Drive, Lewis Younie Road, Lockyer Road, Madden Avenue, , Malbec Place, Maple Lane, Matua Road, McIndoe Road, Merlot Heights, Nobilo Road, Oraha Road, Orchard Lane, Paihere Street, Parlane Drive, Pititi Lane, Pohue Avenue, Raymond Grace Avenue, Remana Crescent, Robert Might Road, Sir Lincoln Drive, State Highway 16, Station Road, , Tapu Road, Tilly Lane, , Trigg Road, Van Rixel Drive, Vinistra Road, Vintners Close, Vogwill Road, Waina Drive, Walter Ruddock Avenue, Will Street, and Winfield Road Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.131	Kāinga Ora	[inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Babina Avenue, Cara Avenue, Croatia Avenue, Dida Park Drive, Kartolina Crescent, Kriletich Drive, Lumbarda Drive, Nellie Drive, Nobilo Road, Papa Orchard Drive, Podgora Avenue, Schoolside Road, Tarras Road, Vintry Drive, and Winfield Road Huapai]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.132	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Babos Avenue, Burns Lane, Kahika Grove, Konoba Avenue, Nobilo Road, Reserva Crescent, Rheingold Place, Sauterne Road, and Tarara Lane, Huapai; Weza Lane, Riverhead Road Kumeu] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Matua Road, Oraha Road, and Pinotage Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.133	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Nobilo Road, Schoolside Road, Resnik Crescent, Winfield Road, Tarras Avenue, Kartolina Crescent, Accolage Boulevard, Balthazar Road, Barrels Close, Barrique Road, Blatina Drive, Cara Avenue, Cooperage Avenue, Grenache Way, Jeroboam Loop, Magnum Drive, Moemoea Avenue, Piccolo Court, Ropere Street, Verdot Close, Zadar Street Huapai]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.134	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Riverhead. Refer to Appendix 2, Map 038. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albert Street, Alexandra Street, Alice Street, Applemoors Way, Arthur Street, Byron Drury Way, Cambridge Road, Canoe Lane, Coatesville-Riverhead Highway, Cobblers Lane, Crabb Fields Lane, Dinning Road, Drovers Way, Duchess Way, Duke Street, Edward Street, Elliot Street, Floyd Road, George Street, Great North Road, Grove Way, Gumdiggers Lane, Jelas Drive, Jessie Rise, Kaipara Portage Road, Kanga Lane, Kelly Road, Kent Street, Kent Terrace, King Street, Lam Terrace, Leebank Crescent, Maude Street, Mill Grove, Munford Lane, Newton Road, Nikau Way, Norglen Lane, Orchard Terrace, Pitoitoi Drive, Pohutukawa Parade, Princes Street, Queen Street, Riverhead Point Drive, School Road, Short Road, Sussex Terrace, Tauwaka Crescent, Te Roera Place, The Landing, Turpin Road, Walnut Road, Wautaiti Drive, Wharf Road, William Blake Way, and York Terrace, Riverhead]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.135	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Schnapper Rock and Greenhithe. Refer to Appendix 2, Map 039. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anehu Place, Awatahi Place, Blacks Road, Churchouse Road, Durbin Court, Eastvale Close, Greenhithe Road, Henry Blyth Lane, Kingfisher Grove, Monkton Close, Oratau Place, Oscar Road, Rame Road, Roland Road, Samuel Cross Place, Te Wharau Drive, and Waipuia Place Greenhithe; Aberley Road, Kittiwake Drive, Kyle Road, Lucas Creek View Way, Schnapper Rock Road, and Third Fairway Place, Schnapper Rock]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.136	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Refer to Appendix 2, Map 040. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Glen Vista Place, Glendhu Road, and Treetops Way, Bayview] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Elliott Avenue, Fernwood Grove, Glen Vista Place, Glendhu Road, Glenfield Road, James Street, Manuka Road, Sapphire Place, Spinella Drive, and Winifred Avenue, Bayview; Glenfield Road, Birkenhead; Glenfield Road, Hogans Road, James Street, Mossop Rise, St Thomas More Lane, and Wairau Road Glenfield; Albany Highway, Greenhithe; Aralia Road, Kama Place, Salamanca Road, Sycamore Drive, and Tahu Crescent, Sunnynook; Athena Drive, Atlantis Place, Ayton Drive, Cassandra Grove, Girrahween Drive, Glenfield Road, Glenvale Place, Highgrove Lane, Romulus Place, Sunset Road, Tableau Place, Tacitus Place, Target Road, Thalia Place, Totaravale Drive, Trias Road, and Wairau Road, Totara Vale; Albany Highway, Andros Place, Barbados Drive, Caribbean Drive, Devonshire Road, Exeter Place, Felicity Place, Jumento Place, Mandeville Place, Meadowood Drive, Merida Place, Santiago Crescent, Sevilla Place, Sunset Road, Tenbless Court, and Tyrico Close, Unsworth Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.137	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Neighbourhood Centre Zone in Glenfield and Wairau. Refer to Appendix 2, Map 040. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Glenfield Road, and James Street, Glenfield]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.138	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Sunnynook, Forrest Hill, Campbells Bay, Castor Bay, and Milford. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Sunnynook, Forrest Hill, Milford and Castor Bay. Refer to Appendix 2, Map 041. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Cloverly Crescent, Huntly Road, Red Bluff Rise, and The Esplanade Campbells Bay; Beach Road, Castor Bay Road, and The Esplanade Castor Bay; Craig Road Milford] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Bevyn Street, Commodore Parry Road, East Coast Road, Heathcote Road, Inga Road, Penning Road, Prestige Place, and Seaview Road Castor Bay; Baltimore Place, Becroft Drive, Blakeborough Drive, Catalina Crescent, East Coast Road, Gordon Avenue, Grenada Avenue, Kennedy Avenue, Linwood Avenue, Longwood Place, Lyttelton Avenue, Madison Place, Manutara Avenue, Meadowvale Avenue, Merriefield Avenue, Morton Avenue, Newport Place, Rosemary Avenue, Santa Rosa Terrace, September Place, Springfield Street, Sunnynook Road, Trevone Place, Wilmington Place, and Woodstock Road Forrest Hill; Alma Road, Anakiwa Place, Argyle Terrace, Cecil Road, Craig Road, Crete Avenue, Dallinghoe Crescent, East Coast Road, Frater Avenue, Gordon Avenue, Holiday Road, Inga Road, Kitchener Road, Milford Road, Nile Road, Ocean View Road, Omana Road, Penning Road, Prospect Terrace, Rangitoto Terrace, Saltburn Road, Seaview Road, Shakespeare Road, Stanley Avenue, Stratford Avenue, Sudan Avenue, Tobruk Crescent, Wolsley Avenue, and Woodbridge Lane Milford; Cassia Place, Datura Place, East Coast Road, Erica Road, Heather Place, Jonathan Place, Juniper Road, Kerria Place, Lavery Place, Lyford Crescent, Regency Place, Sequoia Place, Sunnynook Road, Sunset Road, Sycamore Drive, Tobago Place, Tonkin Drive, Trinidad Road, and Wylie Avenue Sunnynook; Altair Place, Mira Place, and Sunset Road Windsor Park]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.139	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones In parts of Wairau Valley, Sunnynook, Forrest Hill and Milford. Refer to Appendix 2, Map 041. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Link Drive, Wairau Valley; Grenada Avenue, Forrest Hill; East Coast Road, Milford; Tonkin Drive, and Sunset Road, Sunnynook.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.140	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone at Milford. Refer to Appendix 2, Map 042. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kitchener Road, Muritai Road, and Ocean View Road Milford]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.141	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Creek, and Mamari Road, Whenuapai]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.142	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Airport Road, Bomber Lane, Boyes Avenue, Brigham Creek Road, Camp X Place, Dale Road, Hangar Lane, Harewood Street, Joseph McDonald Drive, Kainga Lane, Kopuru Road, Lilley Terrace, Mamari Road, Maramara Road, McCaw Avenue, McEwan Street, Nils Andersen Road, Pamu Road, Pinefield Road, Propeller Avenue, Rigby Drive, Ripeka Lane, Roundel Crescent, Spriggs Lane, Timbermill Road, Totara Road, Whenuapai Drive, and Wicket Lane Whenuapai]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.143	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Whenuapai . Refer to Appendix 2, Map 043. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, Whenuapai]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.144	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Whenuapai and Herald Island. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville. Refer to Appendix 2, Map 044. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Coleman Avenue, Duncan Rise, Ferry Parade, George Avenue, and The Terrace Herald Island; Kauri Road, Kingsway Road, Kowhai Road, Pohutukawa Road, Punga Road, Totara Road, and Waimarie Road Whenuapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Clark Road, David Carnegie Road, Hapine Lane, Hapori Whanui Lane, Hobsonville Point Road, Hobsonville Road, Ko Nui Place, Ko Tohu Place, Limeburners Close, Lockheed Street, Malcolm Calder Road, Mapou Road, Matimati Place, Nugget Avenue, Piko Lane, Rangitamiro Place, Raranga Lane, Ringa Matau Road, Ringamaui Place, Scott Road, Sidney Wallingford Way, Tarakoi Road, Te Aho Matua Road, Te Rau Place, Te Rito Road, Teal Way, Uma Grove, Vazey Way, Waenganui Road, Whatu Lane, Whiri Lane, Williams Road, and Wiseley Road Hobsonville]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.145	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 044. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Settlers Avenue, Memorial Park Lane, Pottery Crescent, Carder Court, Glenae Lane, Falcon Crescent, Brigham Creek Road, Hobsonville Road, and Danby Court, Hobsonville.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.146	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Greenhithe and Herald Island. Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beach Haven. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beach Haven. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Aeroview Drive, Amelia Place, Beach Haven Road, Dakota Avenue, Fairclough Road, Fordham Street, Japonica Drive, Keith Smith Avenue, Lancaster Road, Melba Street, Neptune Avenue, O'Donn Avenue, Oruamo Place, Packham Place, Paragon Avenue, Rambler Crescent, Ranch Avenue, Rosecamp Road, Sispara Place, and Telstar Place Beach Haven;Flaxdale Street, Hellyers Street, Lanigan Street, Papa Place, Saffron Street, and Tiri Tiri Road Birkdale; Austin Road, Greenhithe Road, Kimberly Grove, Koki Road, Marae Road, Olwyn Place, Rahui Road, Rame Road, Remu Place, Tauhinu Road, and The Close Greenhithe; Alison Avenue, Ferry Parade, The Terrace, and Twin Wharf Road Herald Island; Tahingamanu Road Hobsonville]Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.147	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes:Tahingamanu Road Hobsonville]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.148	Kāinga Ora	Insert a Height Variation Control of 37 metres for parts of the Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Launch Road, and Marlborough Crescent, Hobsonville.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.149	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Birkdale,Glenfield, Bayview and Hillcrest. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glenfield and Hillcrest. Refer to Appendix 2, Map 046 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Anne McLean Drive, Arcadia Crescent, Bryers Place, Eugen Place, Lynn Road, Manuka Road, Morriggia Place, Pemberton Avenue, Ramonda Close, Randal Place, Standish Place Bayview, Beach Haven Road, Lancaster Road Beach Haven, Beach Haven Road, Beeche Place, Canongate Street, Castleton Street, Eskdale Road, Flaxdale Street, Hellyers Street, Hobby Avenue, Ivy Place, Lauris Place, McPhail Street, Salisbury Road, Vandeleur Avenue, Verbena Road, and Vonnell Place Birkdale; Beaudine Avenue, Brunton Place, Chedworth Drive, Domain Road, Embassy Place, Hiwihau Place, Kaipatiki Road, Park Road, Redfern Lane, Roberts Road, Seaview Road, Stephanie Close, Tamahere Drive, Valley View Road, Windy Ridge Road, and Wyvern Place Glenfield; Archers Road, Coronation Road, Monarch Avenue, Mountbatten Avenue, Nea Place, Tranquil Glade, and Trelawny Place Hillcrest [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Elliott Avenue, and Manuka Road Bayview; Agincourt Street, Archers Road, Battle Place, Bentley Avenue, Braund Place, Camelot Place, Camrose Place, Capilano Place, Cashmere Place, Chartwell Avenue, Chequers Avenue, Chivalry Road, Clare Place, Colin Wild Place, Contessa Drive, Coronation Road, Cunliffe Place, Diana Drive, Domain Road, Downing Street, Easton Park Parade, Emirau Place, Garner Place, Gladys Avenue, Glenfield Road, Greendale Spur, Greenridge Court, Greenvalley Rise, Hall Road, Hamilton Place, Hatherlow Street, Havana Place, High Road, Hogans Road, Kaipatiki Road, Lancelot Place, Lingfield Street, Manuka Road, Marlborough Avenue, Mayfield Road, McQuoid Place, Mulberry Place, Neal Avenue, Noeleen Street, Ondine Place, Park Road, Pavola Grove, Peach Road, Powrie Street, Ramillies Place, Roberts Road, Rosalind Road, Ross Avenue, Segedin Place, Sovereign Place, Stanley Road, Sunnyfield Crescent, Sunward Rise, Taynith Place, Waverley Avenue, Weldene Avenue, Woodcote Drive, and Wyvern Place Glenfield; Archers Road, Betsland Crescent, Coronation Road, Ensign Place, Glenfield Road, Gretel Place, McDowell Crescent, Menear Lane, Monarch Avenue, Speedy Crescent, Tranquil Glade, and Trelawny Place Hillcrest]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.150	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Glenfield. Refer to Appendix 2, Map 046 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Manuka Road, Bayview; Glenfield Road, Hillcrest; Chartwell Avenue, Chivalry Road, and Coronation Road, Glenfield.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.151	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillcrest, Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Wairau Valley, Milford, Takapuna, Hillcrest, and Northcote. Refer to Appendix 2, Map 047 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes:Cobblestone Lane, Nicholson Place, and Northwick Place Hillcrest; Spencer Terrace Hauraki] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Altona Road, Bond Crescent, Forrest Hill Road, and Wairau Road Forrest Hill; Francis Street, Harley Close, Hart Road, and Spencer Terrace Hauraki; Alton Avenue, Eban Avenue, Evelyn Place, Hillcrest Avenue, Northcote Road, Ocean View Road, Sunnybrae Road Hillcrest, Alma Road, Belmont Terrace, Currey Crescent, Dodson Avenue, Fenwick Avenue, Forrest Hill Road, Kitchener Road, Macbeth Court, Margaret Place, Napoleon Avenue, Nile Road, Otakau Road, Pierce Road, Shakespeare Road, Sylvan Park Avenue, Trafalgar Road, and Waterloo Road Milford; Akoranga Drive, College Road, Kitewao Street, Lake Road, Lenihan Street, Liston Street, Martin Crescent, Northcote Road, Ocean View Road, Paetahi Lane, Potter Avenue, Raupapa Street, Tahinga Street, and Tonar Street Northcote; Dominion Street, Eric Price Avenue, Harley Road, Hurstmere Road, Karaka Street, Killarney Street, Kitchener Road, Lake Pupuke Drive, Lake View Road, Manurere Avenue, Napier Avenue, Ngaio Street, Northcote Road, Puriri Street, Rangitira Avenue, Taharoto Road, Te Uru Lane, and The Promenade Takapuna]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.152	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Wairau Valley, Northcote, Milford, Takapuna and Hillcrest.Refer to Appendix 2, Map 047 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Northcote Road, Ocean View Road, and Sunnybrae Road, Hillcrest; Shakespeare Road, Brook Street, Wairau Road, Thornton Road, Nile Road, Dodson Avenue, Forrest Hill Road, and Kitchener Road, Milford; Akoranga Drive, Northcote Road Northcote, Barrys Point Road, Anzac Street, Rangitira Avenue, Taharoto Road, Ngaio Street, Shea Terrace, Killarney Street, Fred Thomas Drive, Dominion Street, Northcote Road, Karaka Street, Greydene Place, Mary Poynton Crescent, and Shakespeare Road, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.153	Kāinga Ora	Rezone Residential - Low Density Residential Zone, to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Milford and Takapuna. Refer to Appendix 2, Map 048 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Clifton Road, and Lake Road Hauraki; The Strand Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Arthur Crescent, Brown Street, Clifton Road, Crichton Terrace, Ewen Street, Francis Street, Harley Close, Harley Road, Hart Road, Hauraki Road, Jutland Road, Lake Road, Norman Road, Purchas Road, Rarere Road, Stone Street, and Tuaone Court Hauraki; Kitchener Road, Muritai Road, and Tiri Road Milford; Audrey Road, Blomfield Spa, Brett Avenue, Earnoch Avenue, Eric Price Avenue, Ewen Street, Gibbons Road, Hurstmere Road, Kitchener Road, Minnehaha Avenue, O'Neills Avenue, Park Avenue, Sanders Avenue, The Strand, Tiri Road, and William Street Takapuna]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.154	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Takapuna. Refer to Appendix 2, Map 048 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lake Road, Blomfield Spa, Park Avenue, and Sanders Avenue, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.155	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Westgate. Refer to Appendix 2 Map 050 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Don Buck Road, Dunlop Road, Fred Taylor Drive, Hiwi Rakau Rise, Jadewynn Drive, Manarini Road, Oma Hoiho Place, Puhikawa Street, and Red Hills Road, Massey; Holmes Drive, Hueglow Rise, Oreil Avenue, and Sumich Place, West Harbour; Awamarino Way, Kapia Road, Kauri Amber Road, Pukewhero Rise, and Wai Place, Westgate; Fred Taylor Drive, Whenuapai]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.156	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Westgate. Refer to Appendix 2 Map 050 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Spring Garden Avenue, Spring Garden Road, Fred Taylor Drive, and Te Oranui Way, Massey]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.157	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville and West Harbour. Refer to Appendix 2, Map 051 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brickworks Bay Road, Ngaroma House Drive, Nightfall Way, Scott Road, and Vazey Way, Hobsonville] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Carder Holland Way, Hobsonville Road, Starlight Cove, Vazey Way, Williams Road, and Wiseley Road, Hobsonville; Katrina Place, Manutewhau Road, Moire Road, Purei Lane Massey Bridgehead Cove, Brougham Place, Buisson Glade, Connemara Court, Crosby Road, Cyril Crescent, Elizabeth Drive, Fitzherbert Avenue, Flaunty Place, Forster Place, Hanson Place, Harbour Lights Close, Hobsonville Road, Hueglow Rise, Kayle Glen, Louise Place, Luckens Road, Midgley Road, Moire Road, Mona Vale, Oakpark Place, Oreil Avenue, Sumich Place, West Harbour Drive, and Wiseley Road, West Harbour; Trig Road, Whenuapai]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.158	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Beachaven and Kauri Park. Refer to Appendix 2, Map 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brigantine Drive, Eucalyptus Place, Hadfield Street, Island Bay Road, Jacaranda Avenue, Pluto Place, Poaka Place, Rangatira Road, Rosecamp Road, Seahorse Place, Valhalla Drive, and Valkyria Place, Beach Haven]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.159	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Maps 051 and 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone, includes: Coast Garden Drive, Landing Path Drive, Limestone Drive, Ngaroma House Drive, Nightfall Way, Ocean Breeze Avenue, Picnic Point Road, Pilot Drive, Scott Road, Seawind Way, Turbine Way, Aviation Drive, Blackbird Lane, Cicada Road, Craigs Way, Greenfinch Road, Gunn Way, Habitat Place, Irving Place, Kano Way, Kearns Drive, Kokowai Parade, Kota Lane, Landing Path Drive, Mantis Lane, Myland Drive, Observation Green, Ocean Breeze Avenue, Parara Way, Picnic Point Road, Pihoihoi Place, Rapunga Drive, Riroriro Road, Roa Avenue, Scott Road, Silvereye Road, Tai Crescent, Toanui Road, Treloar Crescent, and Turret Lane, Hobsonville]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.160	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Birkdale, Kauri Park, Beachaven, Chatswood, Birkenhead and Chelsea. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Birkdale, Kauri Park, Beachaven, Chatswood and Birkenhead. Refer to Appendix 2, Map 053 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Island Bay Road, Pluto Place, and Rangatira Road, Beach Haven; Abbeygate Street, Canongate Street, Castleton Street, Flynn Street, Verbena Road, and Verran Road, Birkdale; Balmain Road, Berne Place, Bridge View Road, Brussells Place, Caram Place, Catrina Avenue, Havenwood Place, Hebe Place, Hinemoa Street, Inglis Street, Kauri Road, Maunganui Road, Paris Place, Park Hill Road, Pupuke Road, Ridgewood Crescent, Roseberry Avenue, Tizard Road, Tui Glen Road, Verran Road, Vienna Place, and Wanganella Street, Birkenhead; Blundell Place, David Beattie Place, Heaton Grove, Homewood Place, Langstone Place, Mappin Place, Mosman Place, Onetaunga Road, Porritt Avenue, Portsea Place, and Ravenstone Place, Chatswood; Betsland Crescent, McDowell Crescent, Hillcrest; and Raymond Terrace, Northcote] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Rangatira Road, Beach Haven; Birkdale Road, Gatman Street, Monte Cassino Place, Rangatira Road, Verbena Road, and Verran Road, Birkdale; Aorangi Place, Balmain Road, Birkenhead Avenue, Brassey Road, Bridge View Road, Catrina Avenue, City View Terrace, Colonial Road, Coroglen Avenue, Eskdale Road, Felstead Street, Glade Place, Glenbush Place, Glenfield Road, Glenwood Avenue, Highbury Bypass, Hinemoa Street, Huka Road, Ian Marwick Place, Inkster Street, John Court Street, Kauri Road, Le Roy Terrace, Learmonth Avenue, Mahara Avenue, Maika Lane, Mariposa Crescent, Maritime Terrace, Maunganui Road, Miraka Place, Mokoia Road, Mollyhawk Place, Onewa Road, Palmerston Road, Paris Place, Park Avenue, Park Hill Road, Pullum Street, Pupuke Road, Rangatira Road, Rawene Road, Roseberry Avenue, Rugby Road, Satchell Place, Telephone Road, Titiwai Place, Tizard Road, Verran Road, Waipa Street, Wakanui Street, Waratah Street, West Glade Crescent, and Willow Avenue, Birkenhead; Balmain Road, Barlow Place, Blundell Place, Calman Place, Chatswood Grove, Chelsea View Drive, Colonial Road, Fitzpatrick Place, Heaton Grove, Holyoake Place, Makepiece Place, Mappin Place, and Porritt Avenue, Chatswood; Bank Street, Glenfield Road, McDowell Crescent, Moore Street, Pupuke Road, and Tilden Avenue, Hillcrest; Gladstone Road, Kauri Glen Road, Onewa Road, Park Avenue, Valley Road, and Wernham Place, Northcote]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.161	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Kauri Park, Birkdale, Chatswood and Birkenhead. Refer to Appendix 2 Map 053 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rawene Road, Hinemoa Street, Mokoia Road, and Rugby Road, Birkenhead; Rangatira Road, and Birkdale Road, Birkdale]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.162	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Northcote, Northcote Point, Bayswater and Hauraki. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Northcote, Northcote Point and Hauraki . Refer to Appendix 2, Map 054 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Lansdowne Street, Marine Terrace, and Norwood Road, Bayswater; Awanui Street, Hinemoa Street, Hinemoa Terrace, Learmonth Avenue, Maritime Terrace, Peregrine Place, and Wakanui Street, Birkenhead; Charles Street, Francis Street, Herbert Street, Jutland Road, Pine Ridge Terrace, and Walter Street, Hauraki; Exmouth Road, Heath Avenue, Matanui Street, McBreen Avenue, Puawai Place, Raymond Terrace, Seaview Avenue, Sylvan Avenue, Tarahanga Street, and Toi Toi Place, Northcote; Alfred Street, Bartley Street, Beach Road, Church Street, Clarence Road, Denby Lane, Hall Street, King Street, Milton Road, Nelson Avenue, Princes Street, Queen Street, Richmond Avenue, Rodney Road, Stafford Road, Sulphur Beach Road, Tennyson Street, Vincent Road, Waimana Avenue, and Wilding Avenue, Northcote Point; and Walter Street Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Charles Street, Francis Street, Hart Road, Spencer Terrace, and Sydney Street, Hauraki; Lynngate Place, Ocean View Road, and Pupuke Road, Hillcrest; Arahia Street, Bush View Lane, College Road, Deuxberry Avenue, Dudding Avenue, Exmouth Road, Fairfax Avenue, Fowler Street, Gladstone Road, Herons Way, Holdaway Avenue, Howard Road, James Evans Drive, Kaihu Street, Kororo Street, La Roche Place, Lake Road, Mahuta Grove, Martin Crescent, Matanui Street, McBreen Avenue, Nutsey Avenue, Ocean View Road, Onewa Road, Paruru Avenue, Puawai Place, Pupuke Road, Raleigh Road, Raymond Terrace, Sampson Lane, Seaview Avenue, St Peters Street, Sylvan Avenue, Toi Toi Place, Valley Road, and Woodside Avenue, Northcote; Belle Vue Avenue, Bruce Street, Church Street, Faulkner Road, Onewa Road, Queen Street, Richmond Avenue, Rodney Road, Waimana Avenue, and Wilding Avenue, Northcote Point]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.163	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Centre Zone in Northcote and Northcote Point. Refer to Appendix 2 Map 054 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Onewa Road, and Akoranga Drive Northcote; and Queen Street, Northcote Point]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.164	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Belmont, Bayswater, Hauraki, Narrow Neck, and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Belmont, Hauraki, Narrow Neck, and Devonport. Refer to Appendix 2, Map 055 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Birkley Road, Norwood Road, and Sandy Bay Road, Bayswater; Evan Street, Eversleigh Road, Keys Street, Seacliffe Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Aramoana Avenue, Arawa Avenue, Ariho Terrace, Bath Street, Beaconsfield Street, Bulwer Street, Cambria Road, Cowper Street, Derby Street, Empire Road, Grahame Street, Grove Road, Kawerau Avenue, Lytton Street, Matai Road, Merwood Lane, Moata Place, Ngataringa Road, Oxford Terrace, Plymouth Crescent, Rata Road, Sinclair Street, Tainui Road, Vauxhall Road, Wairoa Road, and Wesley Street, Devonport; St Leonards Road, Hauraki; Ascot Avenue, Bath Street, Grove Road, Hamana Street, Morrison Avenue, North Avenue, Old Lake Road, Seacliffe Avenue, Turnbull Road, Vauxhall Road, and Wairoa Road Narrow Neck] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayswater Avenue, Cassino Street, David Street, Diomede Street, Egremont Street, Moana Avenue, Philomel Crescent, and Roberts Avenue, Bayswater; Alamein Avenue, Bardia Street, Bayswater Avenue, Bellcroft Place, Coronation Street, Corrella Road, Egremont Street, Lake Road, Maleme Avenue, Merani Street, Moa Street, Moana Avenue, Montgomery Avenue, Opua Street, Preston Avenue, Roberts Avenue, Seacliffe Avenue, Tui Street, Westwell Road, Williamson Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Ariho Terrace, Bulwer Street, Cowper Street, Derby Street, Empire Road, Everest Street, Lake Road, Maleme Avenue, Mozeley Avenue, Owens Road, Regent Street, and Victoria Road, Devonport; Bayview Road, Birchfield Road, Fentham Road, Francis Street, Hororata Road, Jutland Road, Lake Road, Norman Road, Northboro Road, Northumberland Avenue, Onepoto Road, and Stone Street, Hauraki; Fraser Road, Lake Road, and Old Lake Road, Narrow Neck]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.165	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Hauraki, Belmont, and Devonport. Refer to Appendix 2 Map 055 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moana Avenue, School Road, Corrella Road, Lake Road, Egremont Street, Bayswater Avenue, and Williamson Avenue, Belmont; Regent Street, and Lake Road, Devonport; and Lake Road, Hauraki]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.166	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Massey. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey. Refer to Appendix 2, Map 058 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anich Road,Birdwood Road, Chorley Avenue, Crompton Road, Hartley Terrace, Kasia Close, Rehia Road, Triangle Road, and Vina Place, Massey; Barrel Crescent, Birdwood Road, Crows Road, Kate Duncan Drive, Kauri Gum Rise, Lumber Rise, and William Calvert Drive, Swanson] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aditi Close, Alloway Street, Baumea Rise, Beauchamp Drive, Bonny Crescent, Breenagh Place, Broadfield Street, Carillon Place, Cherry Tree Place, Cloghan Close, Cyclarama Crescent, Don Buck Road, Frosses Place, Garton Drive, Glenfinn Place, Helleur Road, Impatiens Lane, Kautawa Lane, Keiha Crescent, Kemp Road, Killygordon Place, Lanham Lane, Lawson Creek Street, Makora Road, Mata Road, McClintock Road, McWhirters Farm Lane, Merv Clarke Lane, Morus Road, Paina Crescent, Puhikawa Street, Red Hills Road, Reverie Place, Richfield Crescent, Royal Road, Rush Creek Drive, Tellin Close, Triangle Road, Vadam Road, and Westgate Drive, Massey]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.167	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 058. [inferred: proposes to rezone some or all of the properties in these streets from r5esidential - Single House Zone to Residential - Mixed Housing Urban Zone, includes:Birdwood Road, and Yelash Road, Massey]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.168	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Massey, Royal Heights, Te Atatu Peninsula and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey, Te Atatu Peninsula and Henderson . Refer to Appendix 2, Map 059 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Daytona Road, Preston Avenue Henderson Colwill Road, Darcy Place, Hartley Terrace, and Lowtherhurst Road, Massey; Celsmere Lane, Hughes Terrace, Kotuku Street, Matipo Road, Taioma Crescent, and Waione Avenue, Te Atatu Peninsula]. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Preston Avenue, and Triangle Road, Henderson; Ambar Ridge Avenue, Doone Place, Exotic Place, Halloran Place, Hartley Terrace, Huruhuru Road, Keegan Drive, Kopi Place, Lowtherhurst Road, Manutewhau Road, Taitapu Street, Triangle Road, and Waimumu Road, Massey; Beach Road, Beaufield Lane, Brennan Avenue, Bridgens Avenue, Brookfield Road, Durham Street, Enderby Drive, Gane Lane, Glenhaven Place, Gloria Avenue, Gwendoline Avenue, Helga Crescent, Hughes Terrace, Kaumatua Place, Kervil Avenue, London Street, Matipo Road, Montmere Avenue, Moor Avenue, Neil Avenue, Onemana Way, Peachgrove Road, Piriti Drive, River Road, Roby Street, Springbank Lane, Stokes Avenue, Taikata Road, Te Atatu Road, Thomas Avenue, Waimanu Bay Drive, Waione Avenue, Waipani Road, Ward Crescent, and Wharf Road, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.169	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Te Atatu Peninsula and Henderson. Refer to Appendix 2 Map 059 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Henderson; Gunner Drive, Te Atatu Road, Neil Avenue, Old Te Atatu Road, Hereford Street, and Gloria Avenue, Te Atatu Peninsula]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.170	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Te Atatu Peninsula. Refer to Appendix 2 Map 060 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kawai Rise, Waikura Drive, and Waimanu Bay Drive, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.171	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay. Refer to Appendix 2, Map 061 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes :Annan Street, Argyle Street, Bella Vista Road, Clifton Road, Cremorne Street, Galatea Terrace, Herne Bay Road, Jervois Road, Marine Parade, Masons Avenue, River Terrace, Upton Street, Wairangi Street, and Wolseley Avenue, Herne Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albany Road, Argyle Street, Bayfield Road, Buller Street, Clifton Road, Cox Street, Cremorne Street, Hamilton Road, Hector Street, Herne Bay Road, Jervois Road, Kelmarna Avenue, Lawrence Street, Marine Parade, Masons Avenue, Salisbury Street, Saratoga Avenue, Sarsfield Street, Sentinel Road, Stack Street, Wairangi Street, Wallace Street, West End Road, and Wharf Road, Herne Bay; Hukanui Crescent, Trinity Street, and Wanganui Avenue, Ponsonby; Rawene Avenue, Westmere]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.172	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Jervois Road, Herne Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.173	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Cremorne Street, Stack Street, Argyle Street, River Terrace, Clifton Road, and Wairangi Street, Herne Bay] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.174	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay, and parts of Northcote Point and Stanley Point. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay and St Marys Bay. Refer to Appendix 2, Map 062 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Alma Street, Princes Street, and Queen Street, Northcote Point; Stanley Point Road, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: College Hill, Costley Street, Elizabeth Street, England Street, Georgina Street, Ireland Street, Margaret Street, Pember Reeves Street, Renall Street, Russell Street, Ryle Street, Spring Street, and Wood Street, Freemans Bay; Amiria Street, Curran Street, Hamilton Road, Masefield Avenue, and Sarsfield Street, Herne Bay; Amiria Street, Ardmore Road, Caroline Street, Clarence Street, College Hill, Cowan Street, Dedwood Terrace, Dublin Street, Dunedin Street, Emmett Street, Green Street, Hackett Street, Islington Street, John Street, London Street, Melford Street, New Street, O'Neill Street, Percival Parade, Pompallier Terrace, Ponsonby Terrace, Prosford Street, Provost Street, Redmond Street, Ring Terrace, Scott Street, Sheehan Street, Shelly Beach Road, St Marys Road, Swift Avenue, Trinity Street, Tweed Street, Vermont Street, Vine Street, and Wanganui Avenue, Ponsonby]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.175	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Herne Bay,St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.176	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.177	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Stanley Point and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Devonport. Refer to Appendix 2, Map 063 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abbotsford Terrace, Albert Road, Beaconsfield Street, Cheltenham Road, Eton Avenue, Jubilee Avenue, King Edward Parade, Lytton Street, Macky Avenue, Oxford Terrace, Tainui Road, Takarunga Road, and Tui Street, Devonport; Calliope Road, First Avenue, Glen Road, Russell Street, Rutland Road, Second Avenue, Stanley Point Road, Summer Street, Waterview Road, and William Bond Street, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Abbotsford Terrace, Albert Road, Anne Street, Bartley Terrace, Buchanan Street, Burgess Road, Calliope Road, Cambridge Terrace, Church Street, Clarence Street, Cowper Street, Cracroft Street, Domain Street, Duders Avenue, Ewen Alison Avenue, Flagstaff Terrace, Garden Terrace, Hastings Parade, High Street, Huia Street, Kapai Road, Kerr Street, King Edward Parade, Lake Road, Mays Street, Mozeley Avenue, Owens Road, Patuone Avenue, Queens Parade, Rattray Street, Roslyn Terrace, Shoal Bay Road, Spring Street, St Aubyn Street, St Leonards Road, Tudor Street, Vauxhall Road, and Victoria Road, Devonport; Calliope Road, Cautley Street, Kiwi Road, Roslyn Terrace, Rutland Road, Waterview Road, and William Bond Street, Stanley Point]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.178	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in parts of Devonport, Mechanics Bay, and Parnell. Refer to Appendix 2 Map 063 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: King Edward Parade, Victoria Road, Church Street, Vauxhall Road, and Calliope Road, Devonport; Calliope Road, Kiwi Road, William Bond Street, Cautley Street, and Queens Parade, Stanley Point] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, and Faraday Street Parnell]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.179	Kāinga Ora	Insert a Height Variation Controls of 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Mechanics Bay and Parnell. Refer to Appendix 2 Map 063 of the submission. Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, Faraday Street Parnell]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.180	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay. Refer to Appendix 2, Map 064 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Macky Avenue, and Jubilee Avenue, Devonport] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Holgate Road, and Kohimarama Road, Kohimarama; Atkin Avenue, Marau Crescent, Ronaki Road, Selwyn Avenue, and Tamaki Drive, Mission Bay]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.181	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in parts of Mission Bay. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Atkin Avenue, Tamaki Drive, and Marau Crescent, Mission Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.182	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in parts of Ōrākei. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.183	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in St Heliers. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of St Heliers. Refer to Appendix 2 Map 065 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Peacock Street, Riddell Road, and Waitara Road,Glendowie; Glover Road, Rarangi Road, Riddell Road, Springcombe Road, The Rise, and Waimarie Street, St Heliers] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Clarendon Road, Cliff Road, Rarangi Road, and Vale Road, St Heliers]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.184	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson. Refer to Appendix 2 Map 066 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Parklands Avenue, and Swanson Road, Swanson]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.185	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Swanson, Ranui, Massey, and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson, Ranui, and Henderson. Refer to Appendix 2, Map 067 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brookwood Drive, Chardonnay Rise, Gendo Avenue, and Semillon Avenue, Henderson; Don Buck Road, Helena Street, Madeira Lane, and Tiriwa Drive, Massey; Arodella Crescent, Karepo Crescent, Pooks Road, Swanson Road, Urlich Drive, View Ridge Drive, and Waitemata Drive, Ranui; Birdwood Road, Burton's Drive, Candia Road, Crows Road, Joseph Kokich Avenue, Kate Duncan Drive, Korihi Drive, Lumber Rise, O'Neills Road, Patrick Rice Drive, Saw Lane, Tupu Place, and Waimoko Glen, Swanson] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chardonnay Rise, Checkerberry Court, Cognac Place, Edwards Avenue, Espalier Drive, Freestone Place, Gala Place, Graven Court, Harvest Drive, Hillwell Drive, Lantern Court, Mawney Road, Millstone Lane, Pinedale Place, Pippen Court, Rathgar Road, Semillon Avenue, Shiraz Place, Summerland Drive, Swanson Road, Universal Drive, and Waterstone Way, Henderson; Babich Road, and Simpson Road, Henderson; Valley Afton Place, Airdrie Road, Ali Place, Armada Drive, Arodella Crescent, Babich Road North, Bahari Drive, Cameron Place, Charlenne Close, Childers Road, Cirrus Way, Cumulus Way, Dhaka Lane, Edwin Freeman Place, Elisa Lane, Elvira Place, Eric Gifford Drive, Frostbite Place, Gerda Place, Greenberry Drive, Hamblyn Place, Hetherington Road, Ireland Place, Irongate Avenue, Jeffery Reeve Crescent, Kinvig Place, Luanda Drive, Lumino Lane, Macrocarpa Place, Marinich Drive, Maru Place, Matuka Lane, Mayer Place, Metcalfe Road, Mili Way, Mili Way South, Muriel Place, Platinum Rise, Pooks Road, Rakich Place, Riserra Drive, Sachel Place, Sauvignon Avenue, Shibata Rise, Simpson Road, Starling Place, Sun Place, Swanson Road, Syrah Crescent, Urban Grove, Urlich Drive, View Ridge Drive, Vino Cina Heights, and Waitemata Drive, Ranui]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.186	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in Ranui and Swanson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Swanson Road, Swanson; and Pooks Road, Ranui]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.187	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for parts of the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Frank Evans Place, Swanson Road, Splendour Close, Rathgar Road, Welcome Place, Maurice Borich Place, and Tango Place Henderson] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Espalier Drive, Albizia Avenue, Ti Nana Crescent, Butia Avenue, Peachstone Lane, Pinedale Place, Lesa Annis Place, Rathgar Road, Applebox Lane, Sturges Road, Mulvaney Crescent, Swanson Road, Geordie Street, Fitzwater Place, Harvest Drive, Statesman Street, Vintage Drive, Edwards Avenue, Neta Grove, Spring Grove, Septimus Place, Vitex Lane, Lockington Avenue, Gala Place, Maurice Borich Place, and Frank Evans Place Henderson] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Swanson Road, Septimus Place, Rathgar Road, Ti Nana Crescent, Sturges Road, Lesa Annis Place, Statesman Street, Vintage Drive, Neta Grove, Spring Grove, Geordie Street, and Papatahi Place Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.188	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Te Atatu South and Te Atatu Peninsula. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson and Te Atatu South. Refer to Appendix 2, Map 068 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Flanshaw Road, Marewa Street, and Thomas Rea Place, Te Atatu South] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apple Lane, Buscomb Avenue, Chilcott Road, Daytona Road, Edmonton Road, Edwards Avenue, Epping Road, Fairdene Avenue, Kingdale Road, Kona Crescent, Lincoln Road, Penders Place, Pinedale Place, Poinsettia Place, Pomaria Road, Preston Avenue, Tudor Road, Universal Drive, and Woodford Avenue, Henderson; Alma Street, Amberley Avenue, Annette Avenue, Bodi Place, Bordeaux Parade, Bosnyak Drive, Bridge Avenue, Castaing Crescent, Central Park Drive, Cole Place, Covil Avenue, Divich Avenue, Edmonton Road, Fairlea Road, Flanshaw Road, Grainger Road, Griffiths Place, Harding Avenue, Highlight Parade, Jaemont Avenue, Keru Place, Kirrie Avenue, Lyndhurst Road, MacKenzie Street, McLeod Road, Merchant Avenue, Meritage Lane, Merlot Way, Merville Avenue, Mickle Street, Miltonia Avenue, Norma Avenue, Orchid Place, Ozich Avenue, Porter Avenue, Rowan Terrace, Royal View Road, School Road, Sheehan Road, Strid Road, Sunrise Lane, Swan Lane, Taha Road, Te Atatu Road, Tiroroa Avenue, Vera Road, Vodanovich Road, and Wakeling Avenue, Te Atatu South]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.189	Kāinga Ora	Insert Height Variation Controls of 18m and 22m for various business zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road, Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive, Te Atatu South] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Pomaria Road, Universal Drive, and Daytona Road, Henderson]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.190	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive Te Atatu South] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Swanson Road, Vintage Drive, Fairdene Avenue, Epping Road, Nephrite Lane, Edwards Avenue, Woodford Avenue, Lincoln Road, Ti Nana Crescent, Pinedale Place, Chilcott Road, Stephen Avenue, Rathgar Road, Penders Place, Kona Crescent, Norval Road, Spring Grove, McLeod Road, Lesa Annis Place, Papatahi Place, Buscomb Avenue, and Khaleel Place, Henderson; Miltonia Avenue, Te Atatu Road, Castaing Crescent, Orchid Place, Edmonton Road, Meritage Lane, Kirrie Avenue, Central Park Drive, Swan Lane, McLeod Road, Bordeaux Parade, Divich Avenue, Strid Road, Alma Street, Vodanovich Road, Fayette Place, Bodi Place, Griffiths Place, Sheehan Road, Merlot Way, Fowey Avenue, Ozich Avenue, and Roberts Road, Te Atatu South] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Swanson Road, Buscomb Avenue, Septimus Place, Sturges Road, McLeod Road, Blacklock Avenue, Jubaea Place, Winery Way, Miriam Corban Heights, Millstream Drive, Edmonton Road, Te Kanawa Crescent, Lincoln Road, Abel Tasman Avenue, Norval Road, Adriatic Avenue, Ti Nana Crescent, Matuhi Rise, Chilcott Road, Takapu Street, Sel Peacock Drive, Ciprian Place, Crockett Lane, Hiseman Lane, Penders Place, Pinedale Place, Vintage Drive, Hoya Court, Woodford Avenue, Rosebay Rise, Rathgar Road, Neta Grove, Papatahi Place, Sophie Lane, Spring Grove, Mt Lebanon Lane, Claude Brookes Drive, Great North Road, Lesa Annis Place, Fairdene Avenue, Humphrey Kemp Avenue, and Epping Road, Henderson; Miltonia Avenue, Duncan Avenue, Central Park Drive, Swan Lane, Edmonton Road, Sheehan Road, Te Atatu Road, McLeod Road, Kirrie Avenue, Alma Street, Orchid Place, Te Atatu South]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Refer to Appendix 2, Map 070 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Old Mill Road, and West View Road, Grey Lynn; Wharf Road, Herne Bay; West View Road, Westmere] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Allen Road, Baildon Road, Browning Street, Bullock Track, Castle Street, Cockburn Street, Dryden Street, Edwards Road, Farrar Street, Firth Road, Fisherton Street, Francis Street, Gilbert Avenue, Great North Road, Hakanoa Street, Ivanhoe Road, Jessel Street, Livingstone Street, Old Mill Road, Richmond Road, Sackville Street, Sefton Avenue, Selbourne Street, Sherwood Avenue, Shirley Road, Stanmore Road, Surrey Crescent, Tay Street, Tuarangi Road, Tutanekai Street, Warnock Street, Webber Street, Wellpark Avenue, Westmoreland Street East, Westmoreland Street West, Wexford Road, and Wilton Street, Grey Lynn; West End Road, Herne Bay; Fourth Avenue, School Road, and Western Springs Road, Kingsland; Burnside Avenue, Carrington Road, Chatham Avenue, Fontenoy Street, Linwood Avenue, Malvern Road, Martin Avenue, Norgrove Avenue, Novar Place, Parkdale Road, Parr Road South, Rawalpindi Street, Rossgrove Terrace, Segar Avenue, St Lukes Road, Sutherland Road, Tasman Avenue, and Verona Avenue, Mount Albert; Alberta Street, Bangor Street, Berridge Avenue, Boscawen Street, Bungalow Avenue, Buxton Street, De Luen Street, Dignan Street, Edith Street, Formby Avenue, Great North Road, Harbour View Road, Huia Road, Humariri Street, Joan Street, Johnstone Street, Kanuka Street, Kettle Street, Kiwi Road, Lynch Street, Manor Place, Meola Road, Miller Street, Moa Road, Montrose Street, Moray Place, Neville Street, Newell Street, Oliver Street, Pasadena Avenue, Pelham Avenue, Point Chevalier Road, Premier Avenue, Rama Road, Raymond Street, Riro Street, Seacombe Road, Smale Street, St Michaels Avenue, Studholme Street, Target Street, Te Ra Road, Tui Street, Wainui Avenue, Wakatipu Street, Walford Road, Walker Road, Walmer Road, and Wright Road, Point Chevalier; Hukanui Crescent, Moira Street, Mokau Street, Parawai Crescent, Richmond Road, and Tawariki Street, Ponsonby; New North Road, Parkhill Road, Rocky Nook Avenue, and Wolseley Street, St Lukes; Arlington Street, Aua Lane, Daventry Street, Herdman Street, Oakley Avenue, and Waterbank Crescent, Waterview; Bannerman Road, Cardigan Street, Derwent Street, Don Croot Street, Duncan MacLean Link, Finch Street, Levonia Street, Mountain View Road, Myrtle Street, Springfield Road, Warwick Street, and Western Springs Road, Western Springs; Dorset Street, Faulder Avenue, Fife Street, Garnet Road, Hope Street, Kingsley Street, Kotare Avenue, Larchwood Avenue, Lemington Road, Maxwell Avenue, Meola Road, Motions Road, Notley Street, Nottingham Street, Oban		
FS79	Brendan Drury	Oppose	873.191	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.192	Kāinga Ora	Insert Height Variation Controls of 18m, 22m, 29m and 37m for various business zones in parts of Waterview, Point Chevalier, Westmere, Morningside, and Grey Lynn. Refer to Appendix 2, Map 070 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Wharf Road Herne Bay; Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Richmond Road, Sackville Street, Surrey Crescent, and Great North Road, Grey Lynn; Carrington Road, Mount Albert; Point Chevalier Road, Great North Road, Premier Avenue, Raymond Street, Huia Road, Moa Road and Tui Street, Point Chevalier; New North Road, St Lukes; Great North Road, and Daventry Street, Waterview; West End Road, Garnet Road, and Oban Road, Westmere] [Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.193	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Western Springs. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Premier Avenue, Point Chevalier]	Height	Height response - other zones
FS79	Brendan Drury	Oppose	873.194	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Westmere, Western Springs and Morningside. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: [Wharf Road Herne Bay, Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: [Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Street, Bright Street, Copeland Street, Devon Street, Evelyn Street, Haslett Street, Suffolk Street, Takau Street, and Virginia Avenue West, Eden Terrace; Albury Avenue, Almorah Place, Almorah Road, Castle Drive, Gilgit Road, Gillies Avenue, Glenfell Place, Maungawhau Road, Mountain Road, Omana Avenue, Rockwood Place, Savannah Street, Seccombes Road, and Withiel Drive, Epsom; Anglesea Street, Barrie Street, Beresford Street West, Collingwood Street, Elizabeth Street, England Street, Franklin Road, Georgina Street, Gunson Street, Heke Street, Hepburn Street, Hopetoun Street, Paget Street, Picton Street, Ponsonby Road, Ryle Street, Smith Street, Tahuna Street, Wellington Street, Winn Road, and Wood Street, Freemans Bay; Carlton Gore Road, and Seafield View Road, Grafton; Allen Road, Ariki Street, Arnold Street, Baildon Road, Beaconsfield Street, Bond Street, Brisbane Street, Chamberlain Street, Cockburn Street, Coleridge Street, Commercial Road, Cooper Street, Crummer Road, Dean Street, Dickens Street, Dryden Street, Elgin Street, Farrar Street, Grosvenor Street, Harcourt Street, Home Street, Jessel Street, Julian Street, Keppell Street, King Street, Kirk Street, Leighton Street, MacKelvie Street, Millais Street, Monmouth Street, Murdoch Road, Niger Street, Northland Street, Partridge Street, Potatau Street, Prime Road, Rose Road, Scanlan Street, Schofield Street, Seddon Street, Selbourne Street, Sussex Street, Turakina Street, Waima Street, Wallingford Street, and Williamson Avenue, Grey Lynn; Aitken Terrace, Alexander Street, Altham Avenue, Buchanan Street, Central Road, Cricket Avenue, First Avenue, Fourth Avenue, Hesketh Street, King Street, Kingsland Avenue, Kowhai Street, Marlborough Street, Mostyn Street, New Bond Street, New North Road, Onslow Road, Reimers Avenue, Richbourne Street, Rossmay Terrace, Royal Terrace, Sandringham Road, School Road, Second Avenue, Shaw Street, Tawari Street, Third Avenue, Walters Road Kingsland Akiraho Street, Alderley Road, Bellevue Road, Bellwood Avenue, Bourne Street, Brentwood Avenue, Carrick Place, Charlton Avenue, Clive Road, Coles Avenue, Cromwell Street, Dominion Road, Edenvale Crescent, Edenvale Park Road, Esplanade Road, George Street, Graysons Lane, Hillside Crescent North, Hillside Crescent South, Horoeka Avenue, Horopito Street, Kamahi Street, Kawaka Street, Kelly Street, Leamington Road, Lisnoe Avenue, Lovelock Avenue, Marlborough Street, Mount Eden Road, Onslow Road, Percy Street, Puka Street, Punga Street, Raleigh Street, Sherbourne Road, Sydenham Road, Sylvan Avenue East, Sylvan Avenue West, Tongariro Street, Valley Road, View Road, Walters Road, Wrights Spur, and Wynyard Road, Mount Eden; Carlton Gore Road, Claremont Street, Glasgow Terrace, Huntly Avenue, Park Road, and Parkfield		
FS79	Brendan Drury	Oppose	873.195	Kāinga Ora	Terrace, Newmarket; Brown Street, Clarence Street, Douglas Street, Fitzroy Street, John Street, Kent Street, Lincoln Street, Mira	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Altham Avenue, Rossmay Terrace, Collins Street, McDonald Street, and Ethel Street, Kingsland] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.196	Kāinga Ora	Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2 Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott Street, Douglas Street, Mokau Street, and Pompallier Terrace, Ponsonby; Finch Street Western Springs]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.197	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Symonds Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.198	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gillies Avenue, Epsom; Awarua Crescent, Huriaro Place, Ngaiwi Street, Ngapipi Road, Paritai Drive, Rewiti Street, Sudeley Street, and Tuhaere Street, Ōrākei; Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street, Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell; Aldred Road, Ara Street, Arney Crescent, Arney Road, Bassett Road, Beatrice Road, Bell Road, Benson Road, Brookland Place, Buttle Street, Chatfield Place, Combes Road, Crocus Place, Dell Avenue, Dunholme Road, Eastbourne Road, Glenbrook Street, Hapua Street, Hiriri Avenue, Homai Street, Ingram Road, Kitirawa Road, Komaru Street, Leys Crescent, Lingarth Street, Mahoe Avenue, Manawa Road, Ōrākei Road, Portland Road, Raumati Road, Remuera Road, Ridings Road, Ross Street, Seaview Road, Shera Road, Shore Road, Sonia Avenue, Spencer Street, Swinton Close, Te Kowhai Place, The Glen, Tiki Street, Upland Road, Victoria Avenue, Waiata Avenue, Waimea Lane, Walton Street, Warrington Road, Westbourne Road, and Westbury Crescent, Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 072 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Ōrākei Road, Victoria Avenue, and Walton Street, Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview Road, Buttle Street, and Beatrice Road, Remuera.]		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.199	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Remuera and Ōrākei . Refer to Appendix 2 Map 072 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei; Hapua Street, Seaview Road, Bell Road, Arney Road, Arney Crescent, Wiles Avenue, Shore Road, Crocus Place, Bassett Road, Woodville Road, Shera Road, and The Glen, Remuera.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.200	Kāinga Ora	Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.201	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Orakei, Mission Bay, Kohimarama, Meadowbank, and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ōrākei, Mission Bay, Kohimarama, and Meadowbank . Refer to Appendix 2, Map 073 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kohimarama Road, Kohimarama; Kelvin Road, and Lucerne Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apirana Avenue, Castledine Crescent, Lintaine Place, Miniver Street, Potiki Place, Shadwell Place, and West Tamaki Road, Glen Innes; Allum Street, Ashwell Street, Averill Avenue, Cheverton Place, Edison Place, Eltham Road, Kohimarama Road, Melanesia Road, Neligan Avenue, Rawhitiroa Road, Sage Road, Siota Crescent, Speight Road, Tamaki Drive, Taranaki Road, Whytehead Crescent, William Fraser Crescent Kohimarama Appleyard Crescent, Archdall Street, Beere Place, Blackett Crescent, Bonnie Brae Road, Cheeseman Place, Colonel Barton Glade, Dorchester Street, Fancourt Street, Gowing Drive, Harapaki Road, Harry Human Heights, Hobday Place, Keretene Place, Kinder Place, Lucia Glade, MacPherson Street, Meadowbank Road, Meyrick Place, Mount Carmel Place, Parsons Road, Peart View, Purewa Road, Puroto Street, Pyatt Crescent, Rutherford Terrace, St Johns Road, and Temple Street, Meadowbank; Atkin Avenue, Bongard Road, Codrington Crescent, Cullwick Road, Dudley Road, Godden Crescent, Kempthorne Crescent, Kepa Road, Marau Crescent, Nihill Crescent, Palmer Crescent, Patteson Avenue, Prebble Place, Ronaki Road, Rukutai Street, Selwyn Avenue, Tagalad Road, and Thatcher Street, Mission Bay; Awarua Crescent, Coates Avenue, Fenton Circus, Grace Street, Karori Crescent, Kepa Road, Kupe Street, Kurahaupo Street, Nehu Street, Ngaio Street, Okahu Street, Paora Street, Paritai Drive, Rautara Street, Reihana Street, Rukutai Street, Tautari Street, and Watene Crescent, Orakei; Conrad Drive, Corinth Street, Dover Place, Keith Avenue, Kelvin Road, Remuera Road, Seascape Road, and Waiatarua Road, Remuera; Aumoe Avenue, Glen Atkinson Street, Grampian Road, Hanene Street, Lammermoor Drive, Lawndale Place, Long Drive, Pahaki Street, St Heliers Bay Road, Tamaki Drive, Tarawera Terrace, and Wynsfield Garden, St Heliers; Abraham Place, Anson Place, Apirana Avenue, Caulton Street, College Road, Felton Mathew Avenue, Greenbank Drive, Ipswich Place, Kissling Place, Norman Lesser Drive, Simkin Avenue, St Heliers Bay Road, Strong Street, Truman Street, and Worley Place, St Johns.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.202	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Averill Avenue, and Tamaki Drive, Kohimarama; Dorchester Street, St Johns Road, and Meadowbank Road, Meadowbank; Marau Crescent, Atkin Avenue, Kepa Road, Tamaki Drive, and Patteson Avenue, Mission Bay; Kepa Road, Ōrākei; St Heliers Bay Road, St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.203	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Ōrākei. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kupe Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.204	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glen Innes, St Heliers, Glendowie and Wai O Taiki Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2, Map 074 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Calder Place, Cranbrook Place, Peacock Street, Riddell Road, Vanessa Crescent, Vista Crescent, and West Tamaki Road, Glendowie.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bromley Place, Castledine Crescent, Elstree Avenue, Ev Perry Way, Henslowe Place, Hurstwood Place, Lanark Place, Line Road, Melling Street, Merfield Street, Miniver Street, Paddington Street, Radcliffe Street, Skippy Patuwai Lane, Sloane Street, Torrington Crescent, West Tamaki Road, and Weybridge Crescent, Glen Innes; Berwick Street, Caliban Place, Emerson Street, Esperance Road, Florida Place, Jefferson Street, Maskell Street, Modena Crescent, Mount Taylor Drive, Navarre Road, Riddell Road, Sierra Street, Taranto Place, Troy Place, Wendover Road, and West Tamaki Road, Glendowie; Ashby Avenue, Auckland Road, Bannockburn Place, Bay Road, Benbow Street, Bermuda Road, Brilliant Street, Brookfield Street, Challenger Street, Clarendon Road, Cliff Avenue, Cliff Road, Devore Street, Dingle Road, Elizabethan Garden, Fern Glen Road South, Gifford Street, Goldie Street, Hanene Street, Helen Place, Heritage Rise, Kaimata Street, Kotiri Street, Lombard Street, Long Drive, Maheke Street, Maskell Street, Maxine Place, McArthur Avenue, Odessa Crescent, Pahaki Street, Parkside Street, Paunui Street, Polygon Road, Rarangi Road, St Heliers Bay Road, Summerhill Place, Sylvia Road, Tamaki Drive, Tarawera Terrace, The Parade, Tuhimata Street, Vale Road, Walmsley Road, West Tamaki Road, Woodside Crescent, and Yattendon Road, St Heliers.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.205	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Maskell Street, Glendowie; Ashby Avenue, West Tamaki Road, and St Heliers Bay Road, St Heliers.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.206	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Bucklands Beach and Eastern Beach. Refer to Appendix 2 Map 075 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Clovelly Road, Bucklands Beach; Eastern Beach Road, Jern Place, The Esplanade, and Vivian Wilson Drive; Eastern Beach.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.207	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Western Heights and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Western Heights and Henderson. Refer to Appendix 2, Map 076 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Andelko Place, Barnsley Place, Chardon Place, Fairford Avenue, Farwood Drive, Forest Hill Road, Henderson Valley Road, Hercules Drive, Hindmarsh Street, Holdens Road, Imperial Place, Lake Panorama Drive, Landow Place, Misty Valley Drive, Palomino Drive, Parrs Cross Road, Pine Avenue, Rhinevale Close, Rosa Place, Roy Maloney Drive, San Marino Drive West, San Valentino Drive, South Kensington Way, Tumanaka Place, Wally Nola Place, Henderson; Henderson Valley Road, and Simpson Road, Henderson Valley.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amesbury Rise, Basra Drive, Bruce McLaren Road, Burgundy Park Avenue, Chablis Place, Chadlington Avenue, Chelmsley Avenue, Chrome Place, Claret Place, Coburg Street, Dundas Place, Ennerdale Lane, Eyre Street, Farwood Drive, Fitzwater Place, Fleetwood Drive, Garelja Road, Henderson Valley Road, Hercules Drive, Highfields Terrace, Hindmarsh Street, Hinerau Street, Imperial Place, Ivy Nola Way, Midhurst Avenue, Muscat Place, Natasha Lane, Ohira Place, Palomino Drive, Rhinevale Close, Riesling Place, Roy Maloney Drive, San Bernadino Drive, San Domingo Rise, Sandhurst Rise, Semillon Avenue, Somerton Rise, Spence Road, Sturges Road, Summerland Drive, Tirohunga Drive, Tumanaka Place, Waitoro Lane, and Wally Nola Place, Henderson.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.208	Kāinga Ora	Insert Height Variation Controls of 18m, and 37m for various residential zones in parts of Western Heights and Henderson. Refer to Appendix 2 Map 076 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Henderson Valley Road, Murillo Place, Coburg Street, Lendic Avenue, Imperial Place, Fetu Oso Lane, Aporo Tawhito Lane, Waitoro Lane, Tabitha Crescent, Border Road, Garelja Road, Wally Nola Place, Forest Hill Road, Frieda Henare Lane, Spode Place, and Taranui Place, Henderson] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Vintage Drive, Sturges Road, Garelja Road, Fitzwater Place, Coburg Street, Waitoro Lane, Lesa Annis Place, Frieda Henare Lane, Henderson Valley Road, Lendic Avenue, Harvest Drive, Gala Place, and Khaleel Place, Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.209	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Refer to Appendix 2, Map 077 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Addison Drive, Barnfield Place, Clarion Place, Farquhar Road, Glen Marine Parade, Glendene Avenue, Harmel Road, Hepburn Road, Lanier Place, Neesons Way, Patts Avenue, Thornlow Street, Wyatt Place Glendene Maybelle Place, Nile Road, and Sabulite Road, Kelston.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Glenview Road, Great North Road, Palm Court Drive, Palmer Avenue, and Sarona Avenue, Glen Eden; Blythe Place, Butterworth Drive, Coupland Court, Darlington Place, Farquhar Road, Felgrove Street, Foyle Place, Glendene Avenue, Great North Road, Hepburn Road, Heversham Place, Hillary Heights Avenue, Ian Place, Jenelin Road, Kirby Street, Longbill Place, Lydford Place, Manhattan Heights, Pakira Avenue, Rosewarne Crescent, Tanoa Place, and Temuri Place, Glendene; Bruce McLaren Road, Chislehurst Street, Dallow Place, Garelja Road, Grimshaw Place, Henderson Valley Road, Hindmarsh Street, Imperial Place, Kaikoura Street, Legacy Drive, Parma Place, Ribblesdale Road, Silverstone Place, View Road, and Waitaki Street, Henderson; Kelman Road, Sabulite Road, and Standage Lane, Kelston; Awaroa Road, Blueridge Close, Borich Road, Denver Avenue, Gaede Terrace, Longreach Drive, McKinley Road, Nirmal Place, Osmond Court, Pankhurst Place, Parrs Cross Road, Rangeview Road, Seymour Road, Sherrybrooke Place, Sungrove Rise, Sunhill Road, Sunnyside Road, Sunshine Boulevard, View Road, Waari Avenue, and Wattle Road, Sunnyvale; Christina Avenue, Cron Avenue, Dawn Place, Divich Avenue, Kokiri Street, Metric Place, Nui Mana Place, Taitua Drive, Te Atatu Road, and Tirimoana Road, Te Atatu South.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale . Refer to Appendix 2, Map 077 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Glen Eden; Hulme Place, and Bruce McLaren Road, Henderson; Cartwright Road, and Sabulite Road, Kelston.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.210	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					and Sunnyvale. Refer to Appendix 2 Map 077 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Crystal Avenue, Glendene Avenue Glendene, Coburg Street, Imperial Place, Waitoro Lane, Murillo Place, Garelja Road, Wally Nola Place, Frieda Henare Lane, Forest Hill Road, Spode Place, Henderson Valley Road, Taranui Place, and Border Road, Henderson; Awaroa Road, Pankhurst Place, Sungrove Rise, Nirmal Place, and View Road, Sunnyvale; Tirimoana Road, Nui Mana Place, Divich Avenue, Finlow Drive, Kokiri Street, Tracey Terrace, Metric Place, Fayette Place, McLeod Road, Christina Avenue, Valron Road, Te Atatu Road, Fowey Avenue, Taitua Drive, James Scott Place, and Dawn Place, Te Atatu South] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.]		
FS79	Brendan Drury	Oppose	873.211	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.212	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glendene, Kelston, New Lynn, Rosebank, Avondale and Waterview. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Rosebank, Avondale and Waterview. Refer to Appendix 2, Map 078 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Avondale Road, Calvin Place, Coronet Place, Esmeralda Avenue, Horton Avenue, Horwell Place, Kenley Place, Oberon Place, Sceptre Place, Te Wiata Place, Tilbury Place, and Tony Segedin Drive, Avondale; Aronui Terrace, Beaubank Road, Brains Road, Cobham Crescent, Kiernan Place, and Maybelle Place, Kelston; Lynwood Road, New Lynn.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alanbrooke Crescent, Ash Street, Avondale Road, Beatrix Street, Bellgrove Place, Canal Road, Colorado Place, Corregidor Place, Dampier Street, Eastdale Road, Glendon Avenue, Great North Road, Holly Street, Michael Foley Place, Nacton Lane, Naumai Street, Orchard Street, Plane Street, Riversdale Road, Roberton Road, Rosebank Road, Saltaire Street, Sandy Lane, St Davids Street, Tamora Lane, Taramea Street, Tony Segedin Drive, Victor Street, Wairau Avenue, and Wingate Street, Avondale; Archibald Road, Barbary Avenue, Kelman Road, Kelwyn Road, Laura Street, and Scanlen Terrace, Kelston; Copley Street, Durrant Place, Kelston Street, Koromiko Street, Kuaka Place, Lynwood Road, Miro Street, Nikau Street, Queen Mary Avenue, Rimu Street, and Riverview Road, New Lynn; Fir Street, Hadfield Avenue, Seaside Avenue, and Tutuki Street, Waterview.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.213	Kāinga Ora	Insert Height Variation Controls of 22m, 29, 37m and 43m for various business zones in Kelston, New Lynn, Rosebank and Avondale . Refer to Appendix 2, Map 078 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Avondale Road, Avondale] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: [Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.214	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Kelston, New Lynn, and Avondale. Refer to Appendix 2 Map 078 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kelwyn Road, Beaubank Road, Archibald Road, Bamboo Grove, Alston Avenue, St Leonards Road, and Archlynn Road, Kelston; Lynwood Road, and Copley Street, New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.215	Kāinga Ora	Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mount Royal Avenue, Mount Albert.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bentleigh Avenue, Blockhouse Bay Road, Cradock Street, Great North Road, Himikera Avenue, Jenner Place, Leinster Street, Pinewood Street, Pitcairn Place, Powell Street, Roberton Road, and Tiverton Road, Avondale; Morningside Drive, Morningside; Alberton Avenue, Alexis Avenue, Allendale Road, Bennett Street, Carrington Road, Cornwallis Street, Douglas Avenue, Duart Avenue, Ennismore Road, Fairleigh Avenue, Fifth Avenue, Fontenoy Street, Glentui Road, Grande Avenue, Harbutt Avenue, Harlston Road, Highland Road, Houkura Way, Jerram Street, Kerr-Taylor Avenue, Kitenui Avenue, La Veta Avenue, Laurel Street, Lloyd Avenue, Mark Road, Moreland Road, Mount Albert Road, Mount Royal Avenue, New North Road, Newcastle Terrace, Oakfield Avenue, Phyllis Street, Pickens Crescent, Preston Avenue, Raetihi Crescent, Ranleigh Road, Renton Road, Rhodes Avenue, Rossgrove Terrace, Ruarangi Road, Sadgrove Terrace, Sainsbury Road, Springleigh Avenue, St Lukes Road, Stewart Road, Stilwell Road, Summit Drive, Taylors Road, Toroa Terrace, Verona Avenue, Vinter Terrace, Violet Street, Wagener Place, Weston Avenue, and Willis Street, Mount Albert; Denny Avenue, Elphinstone Avenue, Gifford Avenue, Greenville Avenue, Mayn Avenue, Mount Albert Road, Plumpton Avenue, Richardson Road, Sandringham Road Extension, Waite Avenue, and William Blofield Avenue, Mount Roskill; Batkin Road, Bollard Avenue, Brydon Place, Methuen Road, Netherton Street, New Windsor Road, Roseville Street, Valonia Street, Whitney Street, and Whittle Place, New Windsor; Alamein Terrace, Aurora Avenue, Beagle Avenue, Belcher Street, Betts Avenue, Buccaneer Street, Cassino Terrace, Christini Street, Delphine Close, Denize Road, Dunkirk Terrace, Farrelly Avenue, Fletcher Street, Galbraith Street, Hallam Street, Hargest Terrace, Hedley Road, Hendon Avenue, Holdsworth Avenue, Jessop Street, La Veta Avenue, Lorraine Avenue, McGehan Close, Mountfield Terrace, O'Donnell Avenue, Olympus Street, Owairaka Avenue, Parkinson Avenue, Potter Avenue, Range View Road, Richardson Road, Shearer Street, Sheppard Avenue, Skeates Avenue, Thomson Street, Triton Avenue, Tyburnia Avenue, and Wainwright Avenue, Owairaka; Aroha Avenue, Begbie Place, Bournemouth Avenue, Camden Road, Carrie Street, Columbia Road, Coyle Street, Duncan Avenue, Eden View Road, Euston Road, Exeter Road, Fergusson Avenue, Fowlds Avenue, Freyberg Avenue, Grove Road, Hampstead Road, Harwood Street, Haverstock Road, Hazelmere Road, Hulse Avenue, Huntingtree Avenue, Kenneth Avenue, Kerr Street, Kingsway Avenue, Kitchener Road, Kiwitea Street, Lambeth Road, Leslie Avenue, Locarno Avenue, Marne Road,	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.216	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carrington Road, Mount Albert Road, New North Road, and Martin Avenue, Mount Albert; Sandringham Road Extension, Mount Roskill; New Windsor Road, New Windsor; Potter Avenue, Hendon Avenue, Owairaka Avenue, and Hargest Terrace, Owairaka; Mount Albert Road, Sandringham; New North Road, St Lukes; Great North Road, Alford Street, and Oakley Avenue, Waterview] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.217	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2 Map 079 of the submission.Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atherton Road, Bramwell Place, Cedar Road, Coronation Road, Empire Road, Epsom Avenue, Ferryhill Road, Marama Avenue, Morvern Road, Selwyn Road, Shipherds Avenue, St Andrews Road, and St Leonards Road, Epsom; Landscape Road, and Watling Street, Mount Eden; St Andrews Road, Royal Oak.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Baleden Lane, Balmer Lane, Balmoral Road, Brixton Road, Calgary Street, Carmen Avenue, Dexter Avenue, Dunbar Road, Eldon Road, Halesowen Avenue, Halston Road, Kensington Avenue, Kingsford Road, Marsden Avenue, Matipo Street, Mewburn Avenue, Mount Pleasant Road, Pine Street, Queens Avenue, Rocklands Avenue, Springwood Place, Telford Avenue, Tennyson Street, Tenterden Avenue, Thames Street, Volcanic Street, Westminster Road, and Wiremu Street, Balmoral; Aberfoyle Street, Albury Avenue, Arcadia Road, Atherton Road, Banff Avenue, Bishop Street, Bloomfield Place, Bowling Avenue, Bracken Avenue, Bramwell Place, Brightside Road, Cecil Road, Corbett-Scott Avenue, Crescent Road, Domett Avenue, Emerald Street, Empire Road, Epsom Avenue, Fern Avenue, Ferryhill Road, Gardner Road, Gillies Avenue, Gladwin Road, Goldsmith Road, Golf Road, Hay Place, Heywood Crescent, Inverary Avenue, Kimberley Road, King Edward Avenue, King George Avenue, Lewin Road, Lurline Avenue, Manukau Road, Marama Avenue, Mears Place, Merivale Avenue, Morvern Road, Mountain Road, Ngaroma Road, Omana Avenue, Onslow Avenue, Orakau Avenue, Owens Road, Pah Road, Pencarrow Avenue, Pukehana Avenue, Pukenui Road, Queen Mary Avenue, Ranfurly Road, Rangiatea Road, Selwyn Road, Sharpe Road, Shipherds Avenue, Shipherds Close, St Andrews Road, St Leonards Road, The Drive, Wilding Avenue, Woodhall Road Epsom Collins Street, Ethel Street, Leslie Avenue, Royal Terrace, Sandringham Road, and Shaw Street, Kingsland; Ashton Road, Atanga Avenue, Avenham Walk, Balmoral Road, Bank Street, Batger Road, Bathurst Road, Bellwood Avenue, Burnley Terrace, Conway Road, Cromwell Street, Croydon Road, Disraeli Street, Dominion Road, Douglas Road, Eglinton Avenue, Elizabeth Street, Ellerton Road, Essex Road, Ewington Avenue, Fairview Road, Garry Road, Glenalmond Road, Grange Road, Hasbury Avenue, Henley Road, Herbert Road, Hillside Crescent South, Hona Avenue, Irene Avenue, Kakariki Avenue, Kenyon Avenue, King Edward Street, Kingsview Road, Landscape Road, Manatu Street, Marlborough Street, Milton Road, Mont Le Grand Road, Mount Eden Road, Ngauruhoe Street, Oaklands Road, Paice Avenue, Parau Street, Peary Road, Pencarrow Avenue, Penrhyn Road, Pentland Avenue, Plunket Road, Poronui Street, Prospect Terrace, Rahiri Road, Rarawa Street, Rautangi Road,		
FS79	Brendan Drury	Oppose	873.218	Kāinga Ora		Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.219	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carmen Avenue, Dunbar Road, Telford Avenue, and Balmoral Road, Balmoral; Manukau Road, Annie Buxton Place, Banff Avenue, Onslow Avenue, Golf Road, Corbett-Scott Avenue, Arcadia Road, Rangiatea Road, Gardner Road Epsom, Altham Avenue, Collins Street, McDonald Street, and Ethel Street, Kingsland; Mount Eden Road, Dominion Road, Grange Road, St Albans Avenue, Ewington Avenue, Peary Road, Shackleton Road, Disraeli Street, Garry Road, and Landscape Road, Mount Eden; Dominion Road, and Cambrai Avenue, Mount Roskill; Balmoral Road, Sandringham Road, Mount Albert Road Sandringham, Louvain Avenue, Kings Road, Foch Avenue, Duke Street, Haig Avenue, Rewa Road, Mount Eden Road, Hazel Avenue, Invermay Avenue, and Princes Avenue, Three Kings] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.220	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2 Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kohia Terrace, Epsom Avenue, Gillies Avenue, Ranfurly Road, Woodhall Road, Shipherds Avenue, Ranfurly Road West, Cecil Road, and Marama Avenue, Epsom] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Owens Road, Epsom Avenue, Inverary Avenue, Gillies Avenue, Manukau Road, Bracken Avenue, Shipherds Avenue, Marama Avenue, Ranfurly Road, Brightside Road, Domett Avenue, Omana Avenue, Mountain Road, Savannah Street, Shipherds Close, Cecil Road, and Glenfell Place, Epsom; Marlborough Street, Walters Road Kingsland, Lovelock Avenue, Dominion Road, Esplanade Road, Horoeka Avenue, Mount Eden Road, Kamahi Street, Cromwell Street, Bellevue Road, Valley Road, Leamington Road, Kenyon Avenue, Hillside Crescent South, Carrick Place, Percy Street, Hillside Crescent North, Sherbourne Road, Onslow Road, Walters Road, Bellwood Avenue, and Ewington Avenue, Mount Eden] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Domett Avenue, Kipling Avenue, Owens Road, Bracken Avenue, Sharpe Road, Alpers Avenue, Albury Avenue, Manukau Road, Gillies Avenue, Brightside Road, Mountain Road, Omana Avenue, Savannah Street, Shipherds Avenue, Withiel Drive, Glenfell Place, and Silver Road, Epsom]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.221	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Ellerslie, Greenlane and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Crescent Road, and Gardner Road, Epsom; Kawau Road, Te Kawa Road, and Waiohua Road, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Abbotts Way, Ladies Mile, and Upland Road Remuera.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Canterbury Park Lane, Cawley Street, Derby Downs Place, Findlay Street, Hewson Street, Hunterville Court, Kentucky Street, Ladies Mile, Main Highway, Malabar Drive, Marua Road, Mitchelson Street, Morrin Street, Newhaven Street, Pukerangi Crescent, Railway Land, Ramsgate Street, Riccarton Way, Sproston Avenue, Te Marama Road, Umere Crescent, and Walpole Street, Ellerslie; Belvedere Street, Campbell Crescent, Claude Road, Cornwall Park Avenue, Crescent Road, Emerald Street, Fern Avenue, Gardner Road, Golf Road, Griffin Avenue, Halifax Avenue, Margot Street, Market Road, Maxfield Place, Mount St John Avenue, Ranfurly Road, Wapiti Avenue, and Warborough Avenue, Epsom; Aratonga Avenue, Atarangi Road, August Place, Cadman Avenue, Campbell Road, Ferguson Avenue, Garland Road, Great South Road, Haronui Road, Kawau Road, Konini Road, Korau Road, Massey Avenue, Matai Road, Miro Road, Momona Road, Renown Avenue, Tawera Road, Te Kawa Road, Waiohua Road, Wairakei Street, Wheturangi Road, William Avenue, and Woodbine Avenue, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Ngatiawa Street, Onehunga; Ara Street, Armadale Road, Ascot Avenue, Carmont Street, Clonbern Road, Cotter Avenue, Dromorne Road, Entrican Avenue, Grand View Road, Green Lane East, Haast Street, Koangi Street, Komaru Street, Ladies Mile, Lillington Road, Lochiel Road, Lucerne Road, Mainston Road, Market Road, Minto Road, Mount Hobson Lane, Mount Hobson Road, Muir Road, Norana Avenue, Nordon Place, Ohinerau Street, Omahu Road, Ōrākei Road, Ormonde Road, Peach Parade, Platina Street, Rakau Street, Rangitoto Avenue, Ranui Road, Raumati Road, Remuera Road, Richard Farrell Avenue, Rothesay Street, Rotomahana Terrace, St Vincent Avenue, Tahora Avenue, Tiki Street, Tirohanga Avenue, Upland Road, Ventnor Road, Victoria Avenue, Waiata Avenue, Wairua Road, Westbourne Road, Westbury Crescent, and Woodley Avenue Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.222	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in parts of Epsom, Ellerslie Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Main Highway, Hudson Street, Great South Road, Mitchelson Street, Cawley Street, Stanway Place, Kalmia Street, Sultan Lane, Sultan Street, and Park Avenue Ellerslie; Green Lane West, Annie Buxton Place, Manukau Road, Corbett-Scott Avenue, Campbell Crescent, Kimberley Road, Dunkerron Avenue, Inverary Avenue, and Gardner Road Epsom; Great South Road, Atarangi Road, Ascot Avenue, Garland Road, Ellerslie Racecourse Drive, Green Lane East, Puriri Avenue, Woodbine Avenue, Waiohua Road, Matai Road Greenlane, Remuera Road, Green Lane East, St Vincent Avenue, Clonbern Road, Ascot Avenue, Ohinerau Street, and Avice Street Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.223	Kāinga Ora	Insert Height Variation Controls of 29m, 37m and 43m for various residential zones in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2 Map 081 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.224	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kelvin Road, Remuera] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Arron Street, Ballarat Street, Ballin Street, Eaglehurst Road, Ellerslie Park Road, Elwood Place, Gavin Street, Horsham Place, Ladies Mile, Laud Avenue, Main Highway, Marua Road, Michaels Avenue, Peek Street, Ranier Street, Umere Crescent, and Wilkinson Road, Ellerslie; Harry Human Heights, and Pyatt Crescent, Meadowbank; Alana Place, Ballarat Street, Banks Road, Barrack Road, Bertrand Road, Burt Road, Clare Place, Denning Place, Dinglebank Road, Ellerslie-Panmure Highway, Faber Avenue, Ferndale Road, Gollan Road, Harding Avenue, Harris Road, Higgs Road, High Trees Place, Lunn Avenue, Malone Road, Marua Road, McDonald Crescent, Mono Place, Motu Place, Mount Wellington Highway, Paku Lane, Rupi Court, Rutland Road, Stanhope Road, and Tidey Road, Mount Wellington; Ireland Road, Panmure; Debron Avenue, Grand Drive, Haast Street, Hilltop Street, Kelvin Road, Koraha Street, Loch Street, Lucerne Road, Maungarei Road, McFarland Street, Monteith Crescent, Ngapuhi Road, Pukeora Avenue, Remuera Road, Rosepark Crescent, Stoneyroyd Garden, Towle Place, and Winhall Rise, Remuera; Anson Place, Caulton Street, College Road, Cotton Street, Greenbank Drive, Howard Hunter Avenue, Kissling Place, Lush Avenue, Maaka Place, Merton Road, Norman Lesser Drive, Panapa Drive, Ronald Algie Place, Simkin Avenue, Strong Street, Swainston Road, Thorp Street, Tisdall Crescent, and Waikato Place, St Johns; Papango Street, and Tihi Street, Stonefields.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.225	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Cawley Street, and Main Highway Ellerslie; Harris Road, and Ellerslie-Panmure Highway Mount Wellington; Remuera Road Remuera; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Simkin Avenue, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.226	Kāinga Ora	Insert Height Variation Controls of 18m and 29m for various residential zones in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2 Map 082 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Boakes Road, and Harwood Road Mount Wellington] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.227	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chiltern Crescent, Concord Place, Elstree Avenue, Epping Street, Fenchurch Street, Harlow Crescent, Leaside Lane, Parbhubhai Makan Lane, Sunnymead Road, Taniwha Street, and Teuila Grove, Glen Innes; Alamein Road, Bardia Road, Bellona Road, Benghazi Road, Coates Crescent, Court Crescent, Dunkirk Road, Hay Road, Hobson Drive, Kay Road, Larsen Road, Martin Place, McCulloch Road, Oran Road, Pilkington Road, Sanda Road, Sollum Road, Stewart Avenue, Takrouna Lane, Tobruk Road, Trent Road, Tripoli Road, Tunis Road, and Upham Road, Panmure; Anderson Avenue, Elstree Avenue, Erima Avenue, Hinaki Street, Kawiti Avenue, Ngakahikatea Lane, Parata Street, Point England Road, Riverside Avenue, Takoto Way, Tamatea Avenue, Taratoa Street, Tokomaha Lane, and Torino Street, Point England; Kestrel Place, Manaaki Circle, Taniwha Street, and Tuturiwhatu Lane, Wai O Taiki Bay.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.228	Kāinga Ora	Rezone Open Space - Informal Recreation Zone to Residential - Terrrace housing and Apartment Buildings Zone in Parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Taniwha Street, Line Road and Harlow Crescent. Commonly known as Taniwha Reserve.]	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.229	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fenchurch Street, and Elstree Avenue Glen Innes; Pilkington Road, and Jellicoe Road Mount Wellington; Hobson Drive, and Tripoli Road Panmure; Pilkington Road, and Elstree Avenue Point England; Felton Mathew Avenue, Farmhouse Lane, Morrin Road, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.230	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.231	Kāinga Ora	Insert a Height Variation Control of 29m for the Open Space - Informal Recreation Zone in parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. Note that there is a separate submission point seeking rezoning to residential. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Line Road, Epping Street and Harlow Crescent, Glen Innes]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.232	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Eastern Beach and Mellons Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Half Moon Bay, Farm Cove, Howick and Highland Park. Refer to Appendix 2, Map 084 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bleakhouse Road, Bretton Lane, Burford Place, Charles Dickens Drive, Haseler Crescent, Page Point, and Pickwick Parade, Mellons Bay] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bucklands Beach Road, Bucklands Beach; Askew Place, Butley Drive, Driscoll Place, Dunn Place, Galloway Crescent, and Skilling Place, Farm Cove; Adonis Place, Argo Drive, Compass Point Way, Endymion Place, Ganymede Place, Half Moon Rise, Indus Place, Majesty Place, Pegasus Place, Pigeon Mountain Road, Poseidon Place, Prince Regent Drive, Raddock Place, Sunderlands Road, Tuscan Place, and Tyrian Close, Half Moon Bay; Baronie Court, Benygloe Place, Blanche Way, Bradbury Road, Casuarina Road, Cherry Road, Chesley Place, Clunie Place, Cranberry Place, Dalwhinnie Parade, Damson Place, Darren Crescent, Fiesta Drive, Fortunes Road, Hayes Place, Hazelmay Place, Highland Park Drive, Hutchinsons Road, Kereru Place, Liam Place, Lyren Place, Malvina Place, Mandarin Place, Marendellas Drive, Medina Place, Minaret Drive, Nassau Court, Pakuranga Road, Sheralee Place, Tate Grove, and Tromie Place, Highland Park; Angelo Avenue, Botany Road, Broadview Place, Dell Way, Elliot Street, Finnerty Avenue, Freyberg Place, Howe Street, JaeDee Court, Jeff Place, Juliet Avenue, Landop Terrace, Libby Lane, Moore Street, Nelson Street, O'Halloran Road, Patons Road, Pegler Drive, Picton Street, Ridge Road, Sherie Place, The Link, Union Road, Vida Place, Vincent Street, Waterloo Street, Wellington Street, Willoughby Avenue, and Wynn Place, Howick; Bleakhouse Road, Castleton Drive, Cheriton Road, Chilton Place, Mellons Bay Road, Montressor Place, and Towbridge Place, Mellons Bay; Pakuranga Road, Pakuranga; Hedge Row, Rothwell Place, and Stanniland Street, Sunnyhills.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.233	Kāinga Ora	Insert a Height Variation Controls of 22 metres for parts of the Business - Mixed Use zone in Highland Park. Refer to Appendix 2, Map 084. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pigeon Mountain Road Half Moon Bay, Botany Road, and Ridge Road, Howick; Pakuranga Road, Pakuranga; Fortunes Road, Highland Park]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.234	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Howick, Mellons Bay, and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick and Mellons Bay. Refer to Appendix 2, Map 085 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cockle Bay Road, Colleen Court, Jolyn Place, Rangitoto View Road, Stevenson Way, and Tainui Road, Cockle Bay; Island View Terrace, Howick; Beach Road, Marine Parade, Mellons Bay Road, Oceania Place, Pleasant Place, and Seymour Road Mellons Bay.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Evelyn Road,Cockle Bay; Abercrombie Street, Cleary Terrace, Cook Street, Drake Street, Glenfern Road, Granger Road, Hartles Place, Holbrook Place, Kelly Place, Liston Crescent, Luplau Crescent, Masefield Street, Moore Street, Parkhill Road, Picton Street, Sale Street, Selwyn Road, Star Place, Swindon Close, Tanglewood Place, The Glebe, Tranquility Rise, Uxbridge Road, and Walter MacDonald Street, Howick; Beach Road, Cheriton Road, Marine Parade, McMillan Place, Mellons Bay Road, Oceania Place, Paisley Street, and Seymour Road Mellons Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.235	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Howick. Refer to Appendix 2 Map 085 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moore Street, Cook Street, Wellington Street, Selwyn Road, Walter MacDonald Street, Picton Street, Uxbridge Road, and Waterloo Street, Howick]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.236	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beachlands and Pine Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beachlands. Refer to Appendix 2, Map 086 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Araminta Place, Barmaree Lane, Beachlands Road, Belisi Way, Bell Road, Blakewell Place, Cherrie Road, Constellation Avenue, Defender Crescent, Doidge Street, Ealing Crescent, First View Avenue, Fourth View Avenue, Hawke Crescent, Hutukawa Drive, Intrepid Crescent, Julia Way, Kaiawa Street, Karaka Road, Kibblewhite Avenue, Lydiard Place, Mahutonga Avenue, Marine Garden Crescent, Neill Boak Place, Ninth View Avenue, Pine Harbour Parade, Pohutukawa Road, Puriri Road, Second View Avenue, Shelly Bay Road, Sunkist Bay Road, Third View Avenue, Toomer Place, Tui Brae, Wakelin Road, and Weatherly Drive, Beachlands] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beachlands Road, Constellation Avenue, Courageous Place, Doidge Street, Eighth View Avenue, Flaxfield Lane, George Town Drive, Intrepid Crescent, Jack Lachlan Drive, Kahawairahi Drive, Kaiawa Street, Karo Road, Kibblewhite Avenue, Liberty Crescent, Mahutonga Avenue, Motukaraka Drive, Seventh View Avenue, and Thistle Close, Beachlands; Whitford-Maraetai Road, Whitford]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.237	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Maraetai. Refer to Appendix 2, Map 087 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Maraetai Coast Road, Clevedon; Albacore Way, Alexander Avenue, Arthur Wright Place, Campbell Road, Carlton Crescent, Colson Lane, Coney Lane, Craig Road, Crossland Place, Eckford Lane, Fantail Crescent, George Couldrey Lane, Herbert Pollard Drive, Jacobs Way, Maraetai Drive, Maraetai Heights Road, Maraetai School Road, Matara Avenue, Moana Terrace, Omana Beach Road, Omana Esplanade, Omana Heights Drive, Pinebrook Lane, Rewa Road, Sea View Terrace, Swordfish Place, Te Makuru Lane, Te Pene Road, Te Puru Drive, and The Brae, Maraetai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

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FS79	Brendan Drury	Oppose	873.238	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Oratia, Glen Eden, and Titirangi. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden and Titirangi. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Autumn Avenue, Brunner Road, Easter Parade, Glengarry Road, Kamara Road, Karapiti Place, Parrs Cross Road, Phillip Avenue, Pisces Road, Pyramid Place, Selak Place, Selwyn Avenue, Shetland Street, Solar Road, West Coast Road, Withers Road, and Woodbank Drive, Glen Eden; Atkinson Road, Daffodil Street, Greenwoods Close, Highland Avenue, Kawaka Street, Konini Road, Onedin Place, Wirihana Road, and Woodfern Crescent, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ambler Avenue, Anna Lane, Aquarius Avenue, Arataki Views Way, Captain Scott Road, Claridge Street, Eastglen Road, George Herring Place, Glen Close, Glendale Road, Glengarry Road, Great North Road, Inver Street, John F Kennedy Place, Kamara Road, Kaneke Place, Karina Place, Lasque Place, Levy Road, Mataki Way, Nandana Drive, Oates Road, Osman Street, Palm Court Drive, Pleasant Road, Roick Parade, Roland Hill, Rosier Road, Routley Drive, Sarona Avenue, Savoy Road, Scotstoun Place, Sunnylaw Place, Sunvue Road, Surat Place, Surman Place, Terra Nova Street, Waikaukau Road, West Coast Road, Withers Road, Woodglen Road, and Woodvale Road, Glen Eden; Cezanne Place, and Titirangi Road, New Lynn; Atkinson Road, Fairmount Road, Kaurilands Road, and Meadowvale Rise Titirangi]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.239	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Rosier Road, Glendale Road, West Coast Road, and Withers Road Glen Eden; Cartwright Road, and Sabulite Road Kelston] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.240	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.241	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: West Coast Road, Glen Eden]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.242	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in North Titirangi, Kelston, Avondale, New Lynn, and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Blockhouse Bay, and Green Bay. Refer to Appendix 2, Map 090 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Godley Road, and Portage Road, Green Bay; Happeace Lane, South Lynn Road, and Titirangi Road, Titirangi.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amsterdam Place, Arran Street, Blockhouse Bay Road, Brabham Place, Miranda Street, Otira Street, Ruahine Street, St Georges Road, Umbriel Lane, and Wolverton Street, Avondale; Addison Street, Armagh Road, Bellamy Place, Blockhouse Bay Road, Bolton Street, Busby Street, Castlewood Grove, Chaucer Place, Congreve Place, Connaught Street, Covic Avenue, Endeavour Street, Falkirk Street, Gilfillan Street, Heaphy Street, Kay Drive, Keats Place, Kendrick Place, Kinross Street, Lucknow Place, Marlowe Road, Matata Street, Meredith Street, Pitfire Place, Portage Road, Puketea Street, Swinburne Street, Tania Place, Taylor Street, Temuka Garden, Terracotta Drive, Ulster Road, and Wade Street, Blockhouse Bay; Godley Road, Hava Place, La Rosa Street, Lantana Road, Tauhara Street, Taupo Street, and Thuja Street, Green Bay; Archibald Road, Kelman Road, Netherlands Avenue, and Standage Lane, Kelston; Akehurst Avenue, Arahoe Road, Armstrong Place, Astley Avenue, Beverly Place, Bickleigh Grove, Blease Street, Boler Place, Bolton Street, Copplestone Place, Cutler Street, Davern Lane, Gardner Avenue, Golf Road, Hinau Street, Hutchinson Avenue, Lynwood Road, Miro Street, Pamela Place, Parker Avenue, Portage Road, Reiman Street, Rewa Street, Rickards Place, Rimu Street, Ryehill Close, Seabrook Avenue, Tane Street, Titirangi Road, Trojan Crescent, Willerton Avenue, and Woolley Avenue, New Lynn]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 090 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, West Coast Road, and Westward Ho Glen Eden; Cartwright Road Kelston; Tomo Street New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta Drive, Ulster Road, Portage Road, Kumanu Lane, Congreve Place, Ochre Place, Chaucer Place, Matata Street, and Bolton Street Blockhouse Bay; Tahi Terrace Glen Eden, Titirangi Road, Fruitvale Road, Seabrook Avenue, Miro Street, Pine Street, Taroa Lane, Astley Avenue, Rimu Street, Reid Road, Binsted Road, Great North Road, Arawa Street, Islington Avenue, Ambrico Place, Trojan Crescent, Koromiko Street, Northall Road, Portage Road, Wattle Street, Gardner Avenue, Links Road, Durrant Place, Hinau Street, Nikau Street, Rata Street, Margan Avenue, Melview Place, Tane Street, Mayville Avenue, Caspian Close, Tiki Street, Karaka Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.243	Kāinga Ora	Kohekohe Street, Maui Street, Hutchinson Avenue, Hill Crescent, Copplestone Place, Stolford Crescent, Dolan Place, Lynwood Road,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Blockhouse Bay, Green Bay, and New Lynn. Refer to Appendix 2 Map 090 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Arran Street, and Great North Road Avondale; Addison Street, Heaphy Street, Lucknow Place, Kay Drive, Keats Place, Chaucer Place, Puketea Street, Bolton Street, Taylor Street, and Tania Place Blockhouse Bay; Taupo Street Green Bay; Armstrong Place, Springside Place, Seabrook Avenue, Arahoe Road, Sheridan Drive, Trojan Crescent, Parker Avenue, Hutchinson Avenue, Astley Avenue, Gilliam Street, Mason Street, Pamela Place, Boler Place, Pimento Place, Golf Road, Ryehill Close, Titirangi Road, Blease Street, Reiman Street, Willerton Avenue, Cutler Street, Beverly Place, Portage Road, Davern Lane, Gardner Avenue, Grandison Crescent, Woolley Avenue, Titchener Street, and Hinau Street New Lynn; Old Titirangi Road, Titirangi Road, Fairmount Road, South Lynn Road, Happeace Lane, Poturi Streams Avenue, and The Grove Titirangi] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street,		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.244	Kāinga Ora	Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Housing and Apartment Buildings Zone in parts of New Lynn, Avondale, New Windsor, Blockhouse Bay, Lynfield, and Mount Roskill. Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hillview Avenue, Avondale; Lewis Street, and Lynbrooke Avenue, Blockhouse Bay; Ball Place, Barkes Place, Gilletta Road, Graham Bell Avenue, John Davis Road, Nirvana Way, Parfitt Street, Paua Place, Richardson Road, Sally Crescent, Subritzky Avenue, Vivaldi Place, and Wayne Place, Mount Roskill; Bannister Place, Hillview Avenue, Humber Place, Laburnum Road, Marconi Place, Mersey Place, Peter Mulgrew Street, and Rosamund Avenue, New Windsor.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Blockhouse Bay Road, Brabham Place, Miranda Street, Pitcairn Place, Ruahine Street, Tiverton Road, and Wolverton Street, Avondale; Blockhouse Bay Road, Boundary Road, Crudge Street, Donovan Street, Eleanor Place, Endeavour Street, Exminster Street, Francis Curtis Avenue, Gill Crescent, Lewis Street, Lynbrooke Avenue, McFadzean Drive, Rathlin Street, Shipton Place, Wade Street, Whitney Street, and Windermere Crescent, Blockhouse Bay; Andes Place, Canberra Avenue, Caronia Crescent, Commodore Drive, Hillsborough Road, Oriana Avenue, Rangitane Place, Rangitiki Crescent, and The Avenue, Lynfield; Allison Street, Amazon Parade, Anita Avenue, Balfron Avenue, Battersby Avenue, Boyce Avenue, Burnett Avenue, Coleman Avenue, Cormack Street, Culdaff Place, Cullen Avenue, Denbigh Avenue, Denny Avenue, Dominion Road, Dominion Road Extension, Ellis Avenue, Ernie Pinches Street, Fairway Drive, Freeland Avenue, Freer Street, Gaynor Street, Gifford Avenue, Gilletta Road, Glenarm Avenue, Glynn Street, Graham Bell Avenue, Griffen Park Road, Haycock Avenue, Hillsborough Road, Howell Crescent, Ira Street, Jana Place, John Davis Road, Kotero Road, Kallu Crescent, Katavich Place, Kimber Hall Avenue, Kingshaven Close, Kinloch Avenue, Kopakopa Lane, Linden Street, Lynfield Place, Malcolm Street, Marion Avenue, Marshall Laing Avenue, May Road, Mayn Avenue, McAlister Place, McGowan Street, Mount Roskill Road, Nash Road, Nirvana Way, Ongaonga Lane, Oxley Avenue, Parfitt Street, Pascoe Street, Penney Avenue, Playfair Road, Radnor Road, Richardson Road, Robson Street, Sally Crescent, Sanft Avenue, Shenandoah Avenue, Stanton Terrace, Subritzky Avenue, Tory Street, Tropicana Drive, Vercoe Street, Vivaldi Place, Webster Avenue, Welsh Street, White Swan Road, William Blofield Avenue, Zambezi Lane, Zamora Lane, and Zeralto Lane, Mount Roskill; Bannister Place, Batkin Road, Brothers Street, Cordelia Place, Dickey Street, Humber Place, Khandallah Place, Laburnum Road, Maioro Street, Marconi Place, Mersey Place, Netherton Street, Peter Mulgrew Street, Rosamund Avenue, Roseville Street, Valonia Street, Westminster Street, and Whittle Place, New Windsor; Budgen Street, and Stranolar Drive, Waikowhai]		
FS79	Brendan Drury	Oppose	873.245	Kāinga Ora		Urban Environment	Larger rezoning proposal
					Insert Height Variation Controls of 22m and 37m for various business zones in Blockhouse Bay, New Windsor, Mount Roskill and Lynfield . Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Boundary Road Blockhouse Bay; Orcades Place, Commodore Drive, and Hillsborough Road Lynfield; Sandringham Road Extension, Stoddard Road, Richardson Road, Dominion Road Extension, Hillsborough Road, Dominion Road, White Swan Road, Ellis Avenue, Glenarm Avenue, and May Road, Mount Roskill] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.246	Kāinga Ora	Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.247	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of New Lynn, New Windsor, Blockhouse Bay, and Mount Roskill. Refer to Appendix 2 Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Shoreham Street, Holbrook Street, Tiverton Road, Brabham Place, Pinewood Street, Blockhouse Bay Road, Pitcairn Place, and Miranda Street Avondale; Margate Road, Blockhouse Bay Road, Matata Street, Waianiwa Place, Kendrick Place, Puketea Street, MacLaurin Street, Cleland Crescent, Bolton Street, Tania Place, Taylor Street, Geneva Place, and Terry Street Blockhouse Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.248	Kāinga Ora	Apartment Buildings Zone in Three Kings and Royal Oak. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Three Kings, Mount Roskill, Hillsborough, Waikowhai, Epsom, Royal Oak, and Onehunga. Refer to Appendix 2, Map 092 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Buckley Road, and Liverpool Street, Epsom; Anahere Lane, Aramutu Road, Arundel Street, Bel Air Drive, Belfast Street, Budock Road, Farnol Street, Fickling Avenue, Frederick Street, Goodall Street, Gregory Place, Hendry Avenue, Herd Road, Hillsborough Road, Impala Place, Karakia Lane, Kathryn Avenue, Littlejohn Street, Locke Avenue, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Prakash Lane, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Southdown Rail Land, Staveley Avenue, Stephen Lysnar Place, and Sylvester Avenue, Hillsborough; Camellia Place, Hillsborough Road, Melrose Road, Melrose Road East, Rainford Street, Southdown Rail Land, Stamford Park Road, and Vic Butler Street, Mount Roskill; Hilstan Place, Queenstown Road, and Seacliffe Road, Onehunga; Bingley Avenue, and Quentin Avenue, Royal Oak.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buckley Road, Fairholme Avenue, Gladwin Road, Greenfield Road, Lauchlan Avenue, Lewin Road, Liverpool Street, Manukau Road, Pah Road, Selwyn Road, and Tuperiri Road, Epsom; Albrecht Avenue, Aldersgate Road, Alex Boyd Link, Bel Air Drive, Belfast Street, Budock Road, Carlton Street, Eaton Road, Frederick Street, Goad Crescent, Goodall Street, Haughey Avenue, Hendry Avenue, Herd Road, Hillsborough Road, Hira Way, Impala Place, Kathryn Avenue, Kelsey Crescent, Lilac Grove, Lindsay Place, Littlejohn Street, Locke Avenue, Mah Lane, Marie Avenue, McIlroy Avenue, Millard Street, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Staveley Avenue, Stephen Lysnar Place, Sunnyridge Place, Tynor Place, and Viking Avenue, Hillsborough; Baxter Street, Bremner Avenue, Britton Avenue, Camellia Place, Carr Road, Clinker Street, Coleman Avenue, Currie Avenue, Denbigh Avenue, Dominion Road, Florence Daly Place, Fred Woodward Place, Frost Road, Gerrard Street, Gifford Avenue, Glass Road, Halleys Place, Hillsborough Road, James Preston Avenue, May Road, McKinnon Street, Melrose Road East, Memorial Avenue, Milliken Avenue, Molley Green Place, Morrie Laing Avenue, Mount Albert Road, Mount Roskill Road, Nash Road, Radnor Road, Revel Avenue, Richardson Road, Skipper Avenue, Somerset Road, Whitmore Road, and Winstone Road, Mount Roskill; Arthur Street, Aumoana Lane, Bamfield Place, Beachcroft Avenue, Boyd Avenue, Forbes Street, Hilstan Place, Jackson Street, Manukau Road, Normans Hill Road, Pleasant Street, Queenstown Road, Rendcomb Place, Seacliffe Road, Southdown Rail Land, Symonds Street, Trafalgar Street, and Viewland Avenue, Onehunga; Beckenham Avenue, Benville Place, Epworth Avenue, Erson Avenue, Fernleigh Avenue, Goldstine Place, Goodland Street, Gorrie Avenue, Hollywood Avenue, Korma	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.249	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Three Kings, Mount Roskill, Hillsborough and Royal Oak. Refer to Appendix 2, Map 092. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Buckley Road, Epsom; Oakdale Road, Queenstown Road, Hillsborough Road, Belfast Street, and Frederick Street Hillsborough; Richardson Road, McKinnon Street, Dominion Road, Cambrai Avenue, and Mount Albert Road, Mount Roskill; Mount Albert Road, and Manukau Road Royal Oak; Mount Albert Road, and Louvain Avenue Three Kings]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.250	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Royal Oak, One Tree Hill, Onehunga,Oranga, Te Papapa, Greenlane, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, One Tree Hill, Onehunga, Oranga, Te Papapa, Greenlane, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paihia Road, Onehunga] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aliford Avenue, Ewenson Avenue, Rockfield Road, Titahi Street, and Wahanui Road, Ellerslie; Konini Road Greenlane; Campbell Road, One Tree Hill; Alfred Street, Amaru Road, Arapuni Avenue, Arthur Street, Athens Road, Blakey Street, Bond Place, Bow Place, Cameron Street, Cardwell Street, Catherine Street, Church Street, Colonel Nixon Street, Cowell Place, Edmonton Avenue, Galway Street, Gambia Place, Gosport Place, Grey Street, Harbour View Terrace, Hardington Street, Hill Street, Hornes Lane, Huapai Street, Hull Place, Jordan Avenue, Jubilee Avenue, Manukau Road, Maria Street, Mariri Road, Maroa Road, Matiere Road, Melville Place, Moana Avenue, Mount Smart Road, Mountjoy Place, Namata Road, Nissan Place, Normans Hill Road, Onehunga Mall, Oranga Avenue, Paihia Road, Park Gardens, Princes Street, Puka Street, Quadrant Road, Roosevelt Avenue, Santos Place, Selwyn Street, Smith Crescent, Southdown Rail Land, Spring Street, State Avenue, Taiere Terrace, Tawa Road, Torokina Place, Trafalgar Street, Treasury Place, Tuata Street, Victoria Street, Waitangi Road, Wallath Road, Waller Street, and Yates Street, Onehunga; Greenpark Road, Rockfield Road, Station Road, and Walls Road Penrose; Haydn Avenue, and Raurenga Avenue, Royal Oak; Captain Springs Road, Curzon Street, Felix Street, Grotto Street, Heretaunga Avenue, and Mays Road, Te Papapa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.251	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Royal Oak, Oranga, Te Papapa, Ellerslie, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Great South Road, Cawley Street, Stanway Place, Kalmia Street, Sultan Street, and Park Avenue Ellerslie; Mount Smart Road, Waitangi Road, and Manukau Road, Onehunga; Great South Road, Penrose; Manukau Road, Royal Oak; Mays Road, and Captain Springs Road, Te Papapa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.252	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, Onehunga, and Te Papapa. Refer to Appendix 2 Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.253	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Mount Wellington and Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ellerslie, Mount Wellington, and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gavin Street, and Wilkinson Road, Ellerslie; Allen Road, Aranui Road, Bailey Road, Barrack Road, Bass Road, Bertrand Road, Boakes Road, Commissariat Road, Cotswold Lane, Everton Place, Fitzgerald Road, Gunson Road, Italia Grove, Jarman Road, Lavas Place, Malone Road, Melton Road, Mount Wellington Highway, Mountain View Mews, Panama Road, Panorama Road, Penrose Road, Portman Road, Price Crescent, Railway Land, Rielly Place, Ruawai Road, Rydal Drive, Simmonds Lane, Skinner Road, Sofs Lane, Sophia Close, Spooner Lane, Whitford Avenue, Wilkie Place, Yee Place, and Young Road, Mount Wellington; Convamore Lane, Ireland Road, Peterson Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.254	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Ellerslie, Panmure and Mount Wellington. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Cawley Street Ellerslie] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.255	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in Mount Wellington and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Alcock Street, Wilkie Place, Bertrand Road, Panama Road, Boakes Road, Higgs Road, Bass Road, Almond Place, Waipuna Road, Barrack Road, Allen Road, Sophia Close, McCracken Road, Harwood Road, and Rielly Place Mount Wellington; Marine Lane, Waipuna Road East, and Convamore Lane Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.256	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington, Panmure, Pakuranga, Pakuranga Heights and Sunnyhills. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waipuna Road, Mount Wellington; Anthony Place, Aurea Avenue, Browns Avenue, Challinor Street, Dale Crescent, Dayspring Way, Dowling Place, Edgewater Drive, Fremantle Place, Jan Place, Kentigern Close, Kerswill Place, Latham Avenue, Mangos Place, Manor Park, Mattson Road, Millen Avenue, Osprey Street, Pakuranga Road, Pandora Place, Paradise Place, Paul Place, Pelorus Place, Purakau Lane, Raewyn Place, Riverina Avenue, Riverlea Avenue, Roseburn Place, Seven Oaks Drive, Snell Place, South Eastern Highway, Susanne Place, Swan Crescent, Tamaki Bay Drive, Ti Rakau Drive, Tiaka Place, Tiraumea Drive, Undine Street, Wheatley Avenue, Whiti Lane, and Williams Avenue, Pakuranga; Acmena Lane, Alton Terrace, Beechdale Crescent, Blyton Lane, Boys Place, Cardiff Road, Carmel Avenue, Carole Crescent, Chatsworth Crescent, Chevis Place, Downsview Road, Elizabeth Street, Ellesmere Crescent, Ennis Avenue, Fleur Avenue, Gerwyn Place, Glenside Avenue, Gossamer Drive, Goyal Lane, Grammar School Road, Grassways Avenue, Greenhill Crescent, Grove Lane, Heron Place, Jade Avenue, Johns Lane, La Trobe Street, Larne Avenue, Leewood Place, Manapouri Place, Marriott Road, Miramar Place, Nevada Avenue, Okareka Place, Okataina Street, Opal Avenue, Parkview Place, Paulange Place, Pikareka Lane, Pooley Street, Portadown Avenue, Reeves Road, Riverhills Avenue, Rosina Place, Rotoiti Avenue, Te Anau Place, Udys Road, Ussher Place, Waikaremoana Place, Wanaka Place, and Ware Place, Pakuranga Heights; Allenby Road, Armein Road, Bridge Street, Church Crescent, Cove Lane, Dunkirk Road, Finn Place, Kings Road, Queens Road, Riverview Road, Sunset View Road, Thompson Road, Waipuna Road, Waipuna Road East, and Watene Road, Panmure; Blue Gum Rise, Everingham Place, Glenmore Road, Luton Avenue, Meadway, Olena Avenue, Rosca Lane, Trust Place, Wilbur Place, and Willow Way, Sunnyhills]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.257	Kāinga Ora	Insert Height Variation Controls of 22m and 29m, for various business zones in Panmure, Pakuranga and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Reeves Road, Johns Lane, Udys Road, Cardiff Road, Manapouri Place, Ussher Place, and Gossamer Drive,Pakuranga Heights, and Pakuranga Road, Pakuranga] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.258	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in Mount Wellington, Panmure and Pakuranga, and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Carbine Road, and Jolson Road, Mount Wellington; Marine Lane, Waipuna Road East, Cove Lane, Convamore Lane, and Finn Place, Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.259	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Burswood, Pakuranga Heights, Highland Park, Botany Downs, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cambric Place, Channing Crescent, Citation Way, Diosma Place, Gillett Place, Gosford Drive, Kells Place, Kurnell Drive, Lexington Drive, Mirrabooka Avenue, Orinda Close, Photinia Place, Spears Place, St Simon Place, and Voltaire Court, Botany Downs; Atworth Way, Brompton Place, Burswood Drive, Corfield Way, Davington Way, Dulwich Place, Elderberry Road, Fernbrook Close, Foxley Place, Heathridge Place, Ifield Court, Kalgan Place, Kenwick Place, Lutana Place, Midvale Place, Nedlands Place, Robina Court, Sheldon Place, Shenton Place, Tullis Place, and Waylen Place, East Tamaki; Aberfeldy Avenue, Anure Place, Aviemore Drive, Benygloe Place, Bradbury Road, Cairngorm Place, Dalwhinnie Parade, De Quincey Terrace, Eske Place, Gwenand Place, Highland Park Drive, Kincraig Place, Kingussie Place, Lewisham Street, McCahill Views, Pitlochry Place, Veagh Place Highland Park, Bard Place, Bob Charles Drive, Botany Road, Chapel Road, Corta Bella Place, Edgar Pearce Place, Elliot Street, Frank Nobilo Drive, Golfland Drive, Kilkenny Drive, Mirabell Place, Pebble Beach Place, Pegler Drive, San Luis Place, Seneca Court, Simon Owen Place, Trovare Place, Union Road, Vincent Street, Wellington Street, West Fairway, and Westerham Drive, Howick; Amberwood Drive, Annalong Road, Artesia Close, Aviara Court, Bampton Rise, Bantry Court, Belgate Place, Ben Nevis Place, Braystones Place, Camerton Close, Campian Place, Carriage Close, Cherrywood Crescent, Daria Place, Eastridge Court, Edendale Road, Eiger Place, Fieldstone Court, Kilimanjaro Drive, Kingsgate Place, Matterhorn Crescent, Mellick Place, Millhouse Drive, Mt Blanc Place, Northpark Avenue, Orangewood Drive, Pajaro Place, Ravensdale Rise, Santa Ana Drive, Stellamaris Way, Summermist Drive, Tarnica Road, Tralee Terrace, Valnera Close, Whitford Road, Windsong Court, and Winton Court, Northpark; Pakuranga Road, Pakuranga; Archmillen Avenue, Beldon Place, Cascades Road, De Thiery Place, Ennis Avenue, Gossamer Drive, Harford Place, La Trobe Street, Marvon Downs Avenue, Megan Avenue, Ruhanui Lane, Tupaki Place, Walworth Avenue, and Wyman Place, Pakuranga Heights; Hemsway Place, Meadway, and Stanniland Street, Sunnyhills]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.260	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43m in various business zones in Pakuranga Heights, Highland Park, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Pigeon Mountain Road, Half Moon Bay; Aviemore Drive, and Fortunes Road, Highland Park; Botany Road, and Ridge Road,Howick; Pakuranga Road, Pakuranga; Reeves Road, and Ussher Place, Pakuranga Heights; Whiteacres Drive, Sunnyhills] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.261	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in Golflands and North Park. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Solana Court, and Headcorn Place, Botany Downs; Chapel Road, John Lister Close, Mirabell Place, West Fairway, The Green, Botany Road, Huaota Place, Cabaret Way, San Luis Place, Putter Place, Frank Nobilo Drive, Golfland Drive, Corta Bella Place, Jan Higgins Place, Cascades Road, and Trovare Place, Howick; Amberwood Drive, Ben Nevis Place, Anaheim Boulevard, Crescent Hills Court, Matterhorn Crescent, Artesia Close, Travers Place, Stellamaris Way, Orohena Close, San Jose Rise, Kilimanjaro Drive, Vesca Place, Santa Cruz Drive, Pajaro Place, Belsera Court, Santa Ana Drive, Delray Place, Orangewood Drive, Napa Court, Shannon Place, Oakridge Way, Amadeus Place, Campian Place, Cherrywood Crescent, Eiger Place, Astoria Place, Millhouse Drive, Cantora Avenue, Aviara Court, The Mews, and Mt Blanc Place, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.262	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Howick, Shelly Park and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick, Somerville, North Park and Cockle Bay. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Advene Road, Cockle Bay Road, Judkins Crescent, Pah Road, Sea View Terrace, and Shelly Beach Parade, Cockle Bay; Somerville Road, Howick;Chisbury Terrace, Estuary Views, John Gill Road, Lastel Place, Pohutukawa Avenue, Sandspit Road, Sunnyview Avenue, and Vale Road,Shelly Park] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bert Wilson Place Cockle Bay, Auden Close, Baird Street, Bronte Place, Cook Street, Covina Place, Drake Street, Four Trees, Gibraltar Street, Jane Eyre Drive, Kayeleen Place, Kerry Dell, Meadowland Drive, Minerva Terrace, Moore Street, Paparoa Road, Sale Street, Tanglewood Place Howick, Ayrshire Place, Clydesdale Avenue, Corriedale Place, Edendale Road, Highgate Place, Kentville Place, Larkin Place, Leicester Parade, Merino Avenue, Nathan Close, Nicholas Road, Perendale Close, Pintner Place, Renway Rise, Sandalwood Place, Simmental Crescent, Whitford Road Northpark.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.263	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of Shamrock Park and North Park. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Chapel Road, Howick; San Jose Rise, Santa Cruz Drive, Delray Place, The Mews, and Santa Ana Drive, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.264	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Konini and Titirangi. Refer to Appendix 2, Map 099 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atkinson Road, Daffodil Street, Longfellow Parade, Wirihana Road, and Woodfern Crescent, Titirangi]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.265	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Green Bay and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mitchell Street, and Taunton Terrace, Blockhouse Bay; Harrybrook Road, Portage Road Green Bay, Staincross Street, and Takahe Road, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Avonleigh Road, Barron Drive, Bishop Street, Cajero Place, Cliff View Drive, Godley Road, La Rosa Street, Lex Avenue, and Vardon Road, Green Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.266	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Zone in Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Godley Road, Green Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.267	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Blockhouse Bay, Lynfield and Waikowhai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Blockhouse Bay, Lynfield and Waikowhai. Refer to Appendix 2, Map 101 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Blockhouse Bay Road, Blockhouse Bay; Cape Horn Road, Waikowhai; Fairsea Place, Mount Roskill; Godwit Place, Lynfield] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Canberra Avenue, Caronia Crescent, Oriana Avenue, Rangitata Place, and The Avenue, Lynfield; Halsey Drive, James Tyler Crescent, and Stanton Terrace, Mount Roskill]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.268	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Waikowhai, Hillsborough and Mangere Bridge. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hillsborough. Refer to Appendix 2, Map 102 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aldersgate Road, Hillsborough; Ambury Road,Mangere Bridge; Ben James Drive, Hillsborough Road, Rajan Place, and Saran Place, Mount Roskill] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Hillsborough Road, and Aldersgate Road, Hillsborough; Hillsborough Road, and Rebecca Rise, Mount Roskill]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.269	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere Bridge and Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere Bridge and Favona. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Asics Drive, Dewhurst Place, Favona Road, Forbes Road, Lolim Place, Mary Place, Norana Avenue, Opawa Crescent, Peachwood Place, and Tomes Lane, Favona; Donnell Avenue, Katatai Street, Kingfisher Place, Shayla Place, Walmsley Road, and Waterview Road, Mangere; Church Road, Conifer Lane, Crawford Avenue, Kamaka Road, Kapuka Road, Kiwi Esplanade, Koru Street, Mahunga Drive, McIntyre Road, Mona Avenue, Mountain Road, Ngaio Avenue, Putini Road, Ridgemount Rise, Scott Avenue, Shortt Avenue, Tainui Terrace, Taylor Road, Wallace Road, and Whakahui Lane, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Asics Drive, Cardrona Place, Dewhurst Place, Favona Road, Harania Avenue, and Wakefield Road, Favona; Ceasar Place, Clare Place, Katatai Street, Miller Road, Robertson Road, Roy Douglas Place, Shayla Place, Te Motu Way, Tilberg Street, and Walmsley Road, Mangere; Church Road, Coronation Road, Crawford Avenue, Domain Lane, Domain Road, Dunstall Place, Hastie Avenue, Hocken Place, Kaihua Terrace, Kamaka Road, Kiwi Esplanade, Kohanga Road, Koru Street, Market Cove Road, McIntyre Road, Mikoikoi Crescent, Miller Road, Miro Road, Mountain Road, Patiti Parade, Rimu Road, Scott Avenue, Tanners Road, Taylor Road, Waterfront Road, and Woodward Avenue; Mangere Bridge]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.270	Kāinga Ora	Insert Height Variation controls of 22m and 29m for the Business - Mixed Use Zone in Onehunga. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga; Crawford Avenue, Coronation Road, Miro Road, Hastie Avenue, and McIntyre Road, Mangere Bridge] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga Mall, Selwyn Street, Neilson Street, and O'Rorke Street; Onehunga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.271	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Favona, Mount Wellington and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abiru Crescent, Favona Road, Lolim Place, Norana Avenue, Parkstone Place, and Peachwood Place, Favona; Archboyd Avenue, Mangere East] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Meadow Street, Mount Wellington Highway, New Brighton Road, Parry Road, Portage Road, and Walters Road, Mount Wellington; Albert Street, Alexander Street, Avalon Court, Avenue Road, Awa Street, Chelsea Avenue, Church Street, Fairburn Road, Fort Richard Road, Golf Avenue, Haumako Place, High Street, Hutton Street, Jack Browne Place, Jellicoe Street, Kuranui Place, Lippiatt Road, Luke Street, Mangere Road, Middlemore Road, Monterey Avenue, Nelson Street, Ngaio Street, Nikau Road, Nixon Avenue, Papaku Road, Park Avenue, Petrie Place, Princes Street, Pukeora Road, Rodney Street, Ronaki Road, Sturges Avenue, Tahatai Street, Tamaki Avenue, Todd Place, Trenwith Street, Waikare Road, Walmsley Road, and Water Street, Otahuhu]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.272	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mount Wellington Highway, and Hillside Road, Mount Wellington; Princes Street, Queen Street, Luke Street, Atkinson Avenue, Station Road, Moa Street, Great South Road, Nikau Road, Huia Road, Albion Road, Marjorie Jayne Crescent, Arataki Lane, Mangere Road, Fort Richard Road, Avenue Road, High Street, Fairburn Road, Ngaio Street, and Nelson Street, Otahuhu] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.273	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in Mount Wellington. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Sophia Close, and McLennan Road, Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.274	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Otahuhu, Mount Wellington, Pakuranga and Otara. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Frank Grey Place, Otahuhu] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Springs Road, East Tamaki; Trenwith Street, and Water Street, Otahuhu; Angus Street, Antrim Crescent, Johnstones Road, Matamata Place, Nairn Place, Oroua Place, Pearl Baker Drive, Perth Street, Springs Road, Tyrone Street, and Valder Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.275	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in part of Otahuhu. Refer to Appendix 2, Map 105. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Otahuhu]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.276	Kāinga Ora	Insert a Height Variation Control of 18m for part of a non-specified residential zone in Mount Wellington. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Jolson Road, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.277	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in East Tamaki Heights. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of East Tamaki, Greenmount, Huntington Park, Burswood, Golflands, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: East Tamaki Road, East Tamaki; Point View Drive, East Tamaki Heights; Gracechurch Drive, Flat Bush] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Annamoe Place, Anrath Close, Ardkeen Place, Armoy Drive, Attymon Lane, Ballybay Road, Balrath Road, Banville Road, Belcoo Crescent, Brosna Place, Caltra Place, Campile Close, Carousel Crescent, Clavoy Place, Craigavon Drive, Derg Place, Dunloy Place, Erne Crescent, Feeny Crescent, Franshell Crescent, Gilford Place, Glanmire Place, Glastry Close, Gortin Close, Gransna Lane, Guys Road, Hampervale Place, Kalberry Place, Kaseng Place, Kellaway Drive, Kelvin Hart Drive, Kilbaha Close, Kippure Close, Lilybank Crescent, Middlefield Drive, Monash Place, Mordane Place, Premwood Road, Redcastle Drive, Rialto Court, Sayes Close, Shankill Place, Sheddings Lane, Shrule Place, Skip Lane, Smales Road, Snave Place, Srah Place, Thornbury Crescent, Walter Haddrell Crescent, Wando Lane, Wayne Francis Drive, William Woods Court, Willowbank Close, and Zara Court, East Tamaki; Heyington Way, and Point View Drive, East Tamaki Heights; Baltersan Drive, Banshire Close, Barcaldine Road, Borthwick Close, Chapel Road, Cyril French Drive, Dalcross Drive, Duntrune Road, Earlshall Drive, Edzell Close, and Gracechurch Drive, Flat Bush; Armstrong Farm Drive, Bejoy Rise, Brailsford Court, Brooke Ridge Rise, Burnaston Court, Canonbie Place, Chapel Road, Claremont Way, Conacher Close, Dairyland Drive, Delmont Close, Dromora Close, Drumquin Rise, Dunvegan Rise, Eaglemont Drive, Fairbairn Place, Fairfield Lane, Faldo Drive, Gilnockie Close, Golfland Drive, Hinckley Court, Isaac Place, John Brooke Crescent, Keenagh Rise, Kilkenny Drive, Kilsyth Way, Lansell Drive, Limerick Place, Mangerton Lane, Moyrus Crescent, Navan Place, Nephin Place, Newbliss Crescent, Owenbeg Rise, Penwood Close, Pikao Place, Point View Link, Skye Road, Westerham Drive Howick, Anaheim Boulevard, Annalong Road, Etwall Court, Maldon Court, and Santa Ana Drive, Northpark]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.278	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in East Tamaki Heights, Huntington Park, Golflands and Shamrock Park. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Chapel Road, Flat Bush] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive, Kellaway Drive, Amera Place, Millington Place, Oneroa Road, Beragh Place, Brittas Place, Kanturk Close, Marlon Lane, St Leger Close, Aclare Place, Wayne Francis Drive, Lushington Place, Kippure Close, Boderg Way, Leixlep Lane, Srah Place, Caltra Place, Cottesmore Place, Sayes Close, Lilybank Crescent, Brinlack Drive, Quartley Place, Halstead Place, Borris Close, Lurgan Drive, Franco Lane, Campile Close, Franshell Crescent, Smales Road, Saidia Place, Aaronville Way, Kaseng Place, and Te Koha Road, East Tamaki; Chapel Road, Flat Bush; Spalding Rise, Montecito Place, Fintona Place, Bob Charles Drive, Moycullien Lane, Ballycullanie Place, Inagh Close, Kilkenny Drive, Limerick Place, Glencullen Place, Glanworth Place, Golfland Drive, Westerham Drive, Ridgefield Lane, Nad Place, Chapel Road, Hinckley Court, Pikao Place, Mulroy Place, Simon Owen Place, Tiger Drive, Maghera Drive, Balbriggan Rise, Keppoch Court, Mohill Place, Bunker Rise, Emyvalie Place, Dannemora Drive, Bard Place, Keenagh Rise, Mullagh Place, Gilnockie Close, Newinn Crescent, Hagen Close, Puma Drive, Nagle Place, Brailsford Court, Ko Lane, Newbliss Crescent, Magee Place, Nier Place, Moyrus Crescent, Claremont Way, Ardagh Place, Tolben Place, Monivea Place, Millisle Place, Botany Road, Athenry Place, Faldo Drive, Carniew Place, Eaglemont Drive, MacNean Drive, Castlemaine Close, Annagary Rise, Newry Close, Mellefont Close, Isaac Place, Moy Place, John Brooke Crescent, Fairfield Lane, Naul Place, Nephin Place, Trovare Place, Magilligan Close, Belsomet Place, Els Close, Howden Lane, Corta Bella Place Howick, Ravensdale Rise, Uldale Place, Keswick Close, Tarnica Road, Aspatria Place, Bowscale Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Arrathorne Place, Ambleside Drive, Bampton Rise, Kilimanjaro Drive, Fencotie Place, Tralee Terrace, Thirlmere Rise, Embleton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place Northpark; Ti Rakau Drive, Pakuranga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					North Park, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Willowbank Close, William Woods Court, Dunloy Place, Corrofin Drive, Walter Haddrell Crescent, Lilybank Crescent, Gilford Place, Redcastle Drive, Wando Lane, Sheddings Lane, Lamberg Close, Bernish Place, Ballyward Close, Glastry Close, Clavoy Place, Craigavon Drive, Banville Road, Adrigole Place, Verley Rise, Franshell Crescent, Shingleton Lane, East Tamaki Road, Belcoo Crescent, and Feeny Crescent, East Tamaki; Fermanagh Place, Point View Drive, Maureen Close, Sommet Place, Roxborough Place, Fortuna Place, Lavina Court, Alan John Place East Tamaki Heights, and Gracechurch Drive, Flat Bush; Eynsham Court, Penwood Close, Drumquin Rise, Michael Richard Place, Skye Road, Delmont Close, Lansell Drive, Burnaston Court, Hinckley Court, Westerham Drive, Fairbairn Place, Armstrong Farm Drive, Brooke Ridge Rise, Bejoy Rise, Owenbeg Rise, Kinmont Rise, Mangerton Lane, Point View Link, Navan Place Howick, Anaheim Boulevard, Santa Ana Drive, and Maldon Court, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Redcastle Drive, Feeny Crescent, Gransna Lane, Rialto Court, Middlefield Drive, Lilybank Crescent, Ardkeen Place, Kaseng Place, Carousel Crescent, Ballybay Road, Kelvin Hart Drive, Wayne Francis Drive, Quartley Place, Smales Road, Kilbaha Close, Shankill Place, Attymon Lane, Caltra Place, Anrath Close, Erne Crescent, Balrath Road, Wando Lane, Huntington Drive, Sayes Close, Srah Place, Guys Road, Sheddings Lane, Armoy Drive, Shrule Place, Brosna Place, Belcoo Crescent, Kellaway Drive, Dunloy Place, Corrofin Drive, Franshell Crescent, Clavoy Place, Campile Close, Gilford Place, St Leger Close, Snave Place, and Verley Rise, East Tamaki; Heyington Way and Point View Drive, East Tamaki Heights; Chapel Road, Flat Bush; Chapel Road, Kilkenny Drive, Armstrong Farm Drive, Conacher Close, Penwood Close, Pikao Place, Moyrus Crescent, Kilsyth Way, Owenbeg Rise, Inagh Close, Newbliss Crescent, Dunvegan Rise, Hinckley Court, Nephin Place, Dairyland Drive, Mullagh Place, Delmont Close, Balbriggan Rise, Dromora Close, Gilnockie Close, Burnaston Court, Navan Place, Drumquin Rise, Westerham Drive, Fairfield Lane, Fairbairn Place, Point View Link, Bejoy Rise, Skye Road, Limerick Place, Brailsford Court, John Brooke Crescent, Claremont Way, Brooke Ridge Rise, Ardagh Place, Lansell Drive, Annagary Rise, Isaac Place, Canonbie Place, Nad Place, Monivea Place, Ridgefield Lane, Keenagh Rise, Eaglemont Drive, and Mangerton Lane, Howick; Annalong Road, Mellick Place, Tralee Terrace, Kingsgate Place, Santa Ana Drive, Artesia Close, Maldon Court, Etwall Court, Napa Court, Anaheim Boulevard, and Bantry Court, Northpark]		
FS79	Brendan Drury	Oppose	873.279	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive,	Height	Residential Height - Technical Elements (storeys to height)
FS79	Brendan Drury	Oppose	873.280	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of East Tamaki Heights and Dannemora. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Fermanagh Place, Maureen Close, Sommet Place, Point View Drive, and Lavina Court, East Tamaki Heights; Eynsham Court, Burnaston Court, Westerham Drive, Armstrong Farm Drive, Michael Richard Place, and Drumquin Rise Howick; Maldon Court, and Anaheim Boulevard, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.281	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Crosties Crescent, Heda Loop, Hirere Road, Lark Lane, Le Coz Road, Saleyard Road, Strachan Road, Whitford Park Road, Whitford-Maraetai Road, and Woodlanding Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.282	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 108 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Woodlanding Road, Strachan Road, Hirere Road, Heda Loop, Lark Lane, Saleyard Road, and Le Coz Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.283	Kāinga Ora	Apartment Buildings Zone in Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere, Mangere East and Favona. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Opawa Crescent, Favona; Ashmore Place, Austin Brave Place, Calthorp Close, Cullinan Avenue, Curlew Place, Cyclamen Road, Donnell Avenue, Fareti Place, Farnborough Crescent, Fatafehi Place, Hall Avenue, Jaylo Place, Kambalda Street, Kirkbride Road, Kohinoor Avenue, Koko Mews, Korimako Avenue, Lili Chen Way, Manston Road, Masters Place, McKenzie Road, Michelle Place, Miller Road, Naylors Drive, Outrigger Place, Plumley Crescent, Rehua Place, Stardon Place, Tapuwae Way, Tarata Crescent, Umu Place, Walmsley Road, and Westney Road, Mangere; Kapuka Road, Mountain Road, Peng Place, Toatoa Place, and Wallace Road, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Atiu Place, Borlase Lane, Burbridge Road, Cameo Court, Enuamanu Road, Gadsby Road, Harania Avenue, Langiola Drive, Regalwood Place, Royalpark Place, and Wakefield Road, Favona; Agar Place, Alderson Lane, Ansty Place, Ara Reti, Ari Lane, Ashgrove Road, Ashmore Place, Avro Place, Awhina Street, Bader Drive, Bede Place, Bingara Place, Calthorp Close, Cape Road, Caravelle Close, Ceasar Place, Cessna Crescent, Cessna Place, Chine Place, Chingford Close, Cinnamon Road, Comet Crescent, Convair Crescent, Cornwall Road, Corsair Crescent, Court Town Close, Curlew Place, Cyclamen Road, Deborah Place, Desford Place, Dole Place, Donnell Avenue, Duggan Avenue, Electra Place, Elmdon Street, Fairey Place, Fareti Place, Farnborough Crescent, Fatafehi Place, Forbury Place, Friesian Drive, Hall Avenue, Harriet Street, Harvard Place, Harwell Place, Heyford Close, Hinau Road, Humphreys Place, Idlewild Avenue, Ilford Crescent, Imrie Avenue, Jaylo Place, Jordan Road, Kambalda Street, Kanorau Place, Kaokao Lane, Kelburn Lane, Kemble Close, Kenton Lane, Killington Crescent, Kirkbride Road, Kitea Place, Kohinoor Avenue, Korimako Avenue, Lawford Place, Leeson Place, Lympne Lane, Manston Road, Mariner Street, Mascot Avenue, Massey Road, Masters Place, McKenzie Road, Mikasa Place, Miller Road, Molesworth Place, Morewood Lane, Naylors Drive, Nevis Place, Nicola Place, Norton Place, Norwalk Crescent, Novak Place, Orly Avenue, Orville Place, Otaimako Place, Paine Place, Pate Crescent, Peninsula Road, Pershore Place, Pito Place, Plumley Crescent, Prangley Avenue, Proctor Place, Pukaki Road, Purley Place, Retreat Drive, Reward Place, Richard Road, Robertson Road, Rock Daisy Crescent, Roy Douglas Place, Rush Place, Saybrook Place, Secoia Crescent, Shayla Place, Solent Street, Sperry Place, Stardon Place, Staverton Crescent, Tacon Place, Tagata Way, Tarata Crescent, Teo Lane, Thomas Road, Tidal Road, Tilberg Street, Tioro Lane, Tirau Place, Tranent Road, Tua Place, Tussock Avenue, Upwood Place, Valiant Street, Ventura Street, View Road, Vimy Place, Viscount Street, Walmsley Road, Watchfield Close, Wayne Drive, Welby Place, Westney Road, and Windrush Close,	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.284	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Zone in Mangere and Mangere East. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Idlewild Avenue, Kirkbride Road, McKenzie Road, and Imrie Avenue, Mangere, Wickman Way, Ashley Avenue, and Robertson Road, Mangere East]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.285	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Mangere East, Middlemore, and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bicknell Road Favona Archboyd Avenue, Blake Road, Celia Place, Haddon Street, Raglan Street, Skipton Street, Tennessee Avenue, Vine Street, and Wood Avenue, Mangere East; Baldwin Street, Beatty Street, Jane Cowie Avenue, and Jellicoe Street, Otahuhu; Lendenfeld Drive, and Malaspina Place, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Savill Drive, Favona; Cinnamon Road, Colin Street, Massey Road, Rock Daisy Crescent, Tidal Road, and Tussock Avenue, Mangere; Allen Street, Beryl Place, Bodmin Place, Buckland Road, Calvert Avenue, Carnac Place, Chadwick Crescent, Chaplin Street, Cheviot Street, Chisholm Place, Cleek Road, Courtenay Crescent, Daniel Avenue, Driver Road, Earlsworth Road, Eden Street, Ensor Place, Ewart Road, Ferguson Street, Ganges Avenue, Gardiner Grove, Geoffrey Place, George Street, Graeme Avenue, Gray Avenue, Hain Avenue, Hallberry Road, Hardie Street, Henwood Road, Hokianga Street, Jacqueline Place, James Street, John Street, Kairanga Street, Landon Avenue, Lavinia Crescent, Linnet Place, Lotus Lane, Malcolm Place, Massey Road, May Road, Mayflower Close, McBurney Place, Miami Street, Moffitt Place, Raglan Street, Robertson Road, Robyn Place, Rod Place, Rosella Road, Royton Avenue, Staines Avenue, Steven Street, Tennessee Avenue, Thompson Street, Tiari Place, Vine Street, Viola Avenue, Von Sturmer Street, Walter Street, Wedgwood Avenue, William Street, Winthrop Way, and Yates Road, Mangere East; Beatty Street, Chelsea Avenue, Cracroft Street, Great South Road, Jane Cowie Avenue, Jellicoe Street, Mangere Road, McDonald Place, Middlemore Road, Nelson Street, and Tamaki Avenue, Otahuhu; Ashlynne Avenue, Barrie Avenue, Buckland Road, Cambourne Road, Camden Place, Coates Road, Deepak Lane, Deering Place, Dewan Lane, Franklin Avenue, Glenmary Place, Gordon Road, Grange Road, Gray Avenue, Great South Road, Landon Avenue, Lansdown Avenue, Laureston Avenue, Lochinver Road, Malaspina Place, McCullough Avenue, McDonald Road, McLean Avenue, Middlemore Crescent, Milton Road, Nogat Avenue, Omana Road, Park Avenue, Peverill Crescent, Phoenix Place, Picton Street, Portage Road, Rangitoto Road, Rosebank Road, Ross Avenue, Shirley Road, Station Road, Swaffield Road, Trimmer Terrace, Troon Place, and Woolfield Road, Papatoetoe]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.286	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Savill Drive, Favona; Massey Road, Wickman Way, Rosella Road, Yates Road, Miami Street, Gray Avenue, and Graeme Avenue, Mangere East; Cracroft Street, Jellicoe Street, Great South Road, Mangere Road, Ngaio Street, and Nelson Street, Otahuhu; Swaffield Road, and Gray Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.287	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Building Zone in Papatoetoe. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.288	Kāinga Ora	Rezone the Coastal - Coastal Transition Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Middlemore. Refer to Appendix 2, Map 113 of the submission.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.289	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kimpton Road, and Stonex Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Crescent, Ashton Avenue, Bairds Road, Berrett Place, Blampied Road, Bolton Place, Bond Street, Capstick Road, Carey Place, Clarkson Crescent, Clayton Avenue, Clyde Road, Cobham Crescent, Cooper Crescent, Cosmo Place, Craig Place, Crown Crescent, Dairy Road, Dawson Road, Doughty Place, East Tamaki Road, Edward Avenue, Eileen Lane, Everitt Road, Ferguson Road, Fisher Crescent, Flat Bush Road, Flinders Place, Franich Street, Franklyne Road, Garrett Place, Grant Avenue, Grundy Place, Gubb Place, Hamill Road, Harwood Crescent, Haumia Way, Hills Road, Johnstones Road, Largo Lane, Lawrence Place, Leslie Place, Lester Lane, Nola Crescent, Otara Road, Palermo Place, Pearl Baker Drive, Preston Road, Ravenna Way, Ross Avenue, Springs Road, Stainton Place, Tate Place, Terry Place, Tindall Crescent, Tosca Place, Valder Avenue, Velvet Crescent, Waipapa Crescent, Whitley Crescent, and Williams Crescent, Otara; Alexander Avenue, Allenby Road, Avis Avenue, Bernard Street, Birdwood Avenue, Brooklyn Avenue, Carlie Street, Carruth Road, Caspar Road, Central Avenue, Cornwall Road, Dingwall Place, Dryden Avenue, East Tamaki Road, Esperanto Road, Fraser Road, Fyfe Avenue, Glen Avenue, Great South Road, Guide Place, Hamilton Road, Huia Road, Kakaho Way, Kimpton Road, Kolmar Road, Lloyd Avenue, Mangarata Avenue, Margan Avenue, Matawaka Lane, Matuhi Grove, Matuku Place, Morris Avenue, Motatau Road, Nicholson Avenue, Omana Road, Overton Road, Pamir Road, Parera Place, Parson Lane, Pembroke Street, Philip Street, Plymouth Place, Pukeko Place, Rangitoto Road, Regent Street, Scott Road, Sean Fitzpatrick Place, Shahkot Way, St George Street, Stonex Road, Sunnyside Crescent, Sutton Crescent, Tui Road, Tukutuku Lane, Victory Road, Warou Way, Warwick Avenue, Watson Place, Wentworth Avenue, Weston Avenue, Wilmay Avenue, and Wilmshurst Avenue, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.290	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Zone in Papatoetoe and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Everitt Road, East Tamaki Road, Pearl Baker Drive, Johnstones Road, Velvet Crescent, and Ashton Avenue, Otara; Great South Road, and Kimpton Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.291	Kāinga Ora	Insert Height Variation Controls of 18m, 29 and 37m for various residential zones in Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Awatere Street, Preston Road, Waimate Street, Piako Street, Clutha Crescent, Aria Place, Boundary Road, and Flat Bush Road, Otara, Pembroke Street, Caspar Road, Dennis Road, Bruce Place, Ranum Road, Tui Road, Pamir Road, Esperanto Road, Thorn Place, and Lloyd Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Omagh Avenue, Coronation Road, Weston Avenue, Kakaho Way, Wentworth Avenue, Margan Avenue, Rangitoto Road, St George Street, Norfolk Place, Kolmar Road, Dryden Avenue, Shirley Road, Wilmay Avenue, Coates Road, Paton Avenue, Oakland Avenue, Glen Avenue, Warwick Avenue, Shahkot Way, Dunnotar Road, Kingswood Road, Carruth Road, Central Avenue, Guide Place, and Detro Street, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Caspar Road, Lloyd Avenue, Pamir Road, Esperanto Road, Brooklyn Avenue, Dennis Road, Pembroke Street, and Thorn Place, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.292	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose - Māori Purpose Zone in Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Alexander Crescent, and Otara Road, Otara]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.293	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Chapel Downs, Donegal Park, Otara, Ormiston, Flatbush and Mission Heights. Refer to Appendix 2, Map 115 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Te Irirangi Drive, Clover Park; Accent Drive, Agapanthus Place, Alvre Place, Breon Place, Bushpark Place, Cambrian Crescent, Dione Place, Erica Road, Glasson Avenue, Hampervale Place, Heidi Crescent, Magnolia Place, Maypark Crescent, Middlefield Drive, Pertosa Drive, Savona Drive, Spenbrooke Road, and Wayne Francis Drive, East Tamaki; Ainwick Road, Amon Avenue, Argento Avenue, Arranmore Drive, Aster Place, Aviano Close, Ballindrait Drive, Baverstock Road, Beggs Way, Bezar Place, Birchlands Road, Blowers Place, Bowmore Close, Bridgefield Crescent, Broadhurst Road, Broberg Lane, Bronwylian Drive, Brookview Drive, Bruckless Drive, Cahir Place, Caldecote Place, Camith Close, Carrick Glen Avenue, Carrickdawson Drive, Cashmore Place, Chapel Road, Charlestown Drive, Citron Court, Clady Drive, Clomell Drive, Coachman Drive, Concepts Way, Conti Drive, Coolaghy Drive, Courtvale Place, Cousins Road, Creeve Place, Cyril French Drive, Danielle Place, Darion Drive, Dawson Road, Deerfield Place, Donegal Park Drive, Dowd Place, Dromoland Drive, Drumston Place, Dunkineely Road, Dunoon Close, Duntrune Road, Eastland Road, Edingale Court, Elwyn Close, Eric Rush Place, Eroni Clarke Close, Farmdale Court, Fernloche Place, Flat Bush School Road, Fong Road, Frank Bunce Grove, Friar Close, Geranium Avenue, Gerolds Place, Glen Osborne Terrace, Gortnest Place, Gracechurch Drive, Greenbrooke Drive, Gretton Court, Hansworth Place, Hawkley Close, Helianthus Avenue, Hikuawa Road, Howith Street, Hughs Way, Ian Jones Court, Janway Avenue, Jeffs Road, Jerpoint Drive, John Broad Place, Karson Place, Kawa Drive, Kensway Drive, Kerrykeel Drive, Kestev Drive, Kildare Road, Killarney Drive, Kira Road, Ksenia Drive, Listack Drive, Lorenzo Way, Louis Braille Lane, Malahide Drive, Manchester Drive, Mandival Avenue, Manning Rise, Marc Ellis Place, McCathie Drive, McKittrick Avenue, Medvale Avenue, Michael Jones Drive, Monique Place, Multose Drive, Murphys Road, Noble Court, Norwood Drive, Nuneaton Drive, Oakhurst Avenue, Oakville Avenue, Olga Road, Ormiston Road, Oswald Close, Pennygale Close, Plantation Avenue, Powercourt Drive, Quattro Avenue, Reno Way, Riviera Drive, Robin Brooke Drive, Rohi Place, Roseborough Place, Ruia Road, Sai Street, Sambrooke Crescent, Schoombie Drive, Seresin Crescent, Shandon Street, Shelby Lane, Silvana Drive, Silverwood Drive, Skelligs Drive, Slipper Avenue, Springside Drive, Stancombe Road, Stonebrooke Lane, Stornaway Drive, Sunglade Grove, Sunshine Lane, Sycamore Street, Thyme Court, Timmer Road, Tinturn Place, Titchmarsh Crescent, Tofane Lane, Tonu'U Court, Topland Drive, Tsar Court, Urney Drive, Valderama Drive, Vidiri Court, Villarosa Lane, Walter Little Way, Warren Way, Watersfield Place, Whetstone Road, Woodberry Drive, and Yulia Road, Flat Bush; Bahama Place, Belinda Avenue, Caserta Place, Dawson Road, Flat Bush Road, Jodie Place, Norrie Smith Avenue, Othello Drive, Penion Drive, Ravenna Way, Serai Place, Serenity Place, and Zelda Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.294	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Donegal Park. Refer to Appendix 2, Map 115. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Carrickdawson Drive, Castlebane Drive, Donegal Park Drive, Freshland Drive, Hikuawa Road, Ksenia Drive, Puruatanga Drive, Raumaota Road, and Repehina Road, Flat Bush]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.295	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at East Tamaki, Flat Bush, and Ormiston. Refer to Appendix 2, Map 115. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Te Irirangi Drive, Clover Park; Bishop Lenihan Place, Bishop Dunn Place, and Ormiston Road East Tamaki; Florence Carter Avenue, Chapel Road, Arranmore Drive, Murphys Road, and Te Irirangi Drive, Flat Bush]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.296	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Flat Bush and Ormiston. Refer to Appendix 2, Map 116 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jeffs Road, Seresin Crescent, Norwood Drive, Mandeville Avenue, and Silvana Drive, Flat Bush]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.297	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Kawakawa Bay. Refer to Appendix 2, Map 117. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clevedon Kawakawa Road, Kawakawa Bay Coast Road, and Kawakawa-Orere Road, Clevedon; Banks Road, Bertram Road, Clevedon Kawakawa Road, Cottonwood Place, Ferndale Drive, Karaka Road, Karawa Place, Mihaka Road, and Rautawa Place, Kawakawa Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.298	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Ihumātao. Refer to Appendix 2, Map 118. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Oruarangi Road, Mangere]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.299	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere. Refer to Appendix 2, Map 119 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chayward Place, Jaylo Place, Naylors Drive, Nga Waka Place, Shah Lane, Sid Place, and Waldos Way, Mangere.] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brunswick Rise, Cyclamen Road, Fitchburg Place, Peninsula Road, and Secoia Crescent, Mangere]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.300	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Puhinui and Paptoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Burrell Avenue, and Noel Burnside Road, Manukau Central; Alabaster Drive, Caringbah Drive, Claude Avenue, Ferndown Avenue, Heathberry Close, Hillside Road, Lismore Place, Narada Place, Olive Crescent, Puhinui Road, and Selfs Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alabaster Drive, Chestnut Road, Fenton Street, Ferndown Avenue, Gifford Road, Heathberry Close, Hillcrest Road, Hillside Road, Kenderdine Road, Komako Place, Margaret Road, Orona Way, Pah Road, Ramsey Street, Sabi Place, Sumner Street, Tutere Road, Vigo Place, and Wyllie Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.301	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pah Road, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.302	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Papatoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.303	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Puhinui, and Manukau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manukau, Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Plunket Avenue, Manukau Central; Atkinson Avenue, Ballance Avenue, Brett Avenue, Clendon Avenue, Freyberg Avenue, Puhinui Road, Ranfurly Road, Seddon Avenue, Stafford Avenue, and Tukutuku Lane, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Almay Place, Arden Court, Astral Place, Chamade Place, Charntay Avenue, Coty Place, Courant Place, Derrimore Heights, Diorella Drive, Espada Place, Eterna Place, Greenstone Place, Jontue Place, Juvena Place, Leila Place, Pulman Place, Sandrine Avenue, Sena Place, Seton Place, Shalimar Place, Sikkim Crescent, Te Irirangi Drive, Townley Place, and Ulay Place, Clover Park; Ancona Lane, Andover Way, Banksia Place, Boeing Place, Chieftain Rise, Everglade Drive, and Piper Place, Goodwood Heights; Amethyst Place, Birchlea Rise, Druces Road, Great South Road, Inverell Avenue, Ixia Place, Kerrs Road, Laurelia Place, Leith Court, Norman Spencer Drive, Plunket Avenue, Rata Vine Drive, Redoubt Road, Topaz Place, Trevor Hosken Drive, Wallson Crescent, and Wilisa Rise, Manukau Central; Boundary Road, Israel Avenue, Othello Drive, Preston Road, Rimini Place, and Vetori Place, Otara; Albert Road, Allenby Road, Avis Avenue, Birdwood Avenue, Bledisloe Street, Brooklyn Avenue, Buckingham Crescent, Carolyn Street, Carruth Road, Caspar Road, Edorvale Avenue, Elizabeth Avenue, Esperanto Road, Fairview Road, Fitzroy Street, Grande Vue Road, Grantham Road, Grayson Avenue, Great South Road, Hayward Road, Holden Place, King Street, Landscape Road, Mahon Place, Maunu Road, Papahou Lane, Papahou Lane Lane, Pembroke Street, Philip Street, Puhinui Road, Reagan Road, Regent Street, Rito Place, Tavistock Street, Thorn Place, Victoria Road, Windoma Circle, Winspear Place, and York Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Waipuhinui Way, Sun Orchid Avenue, Mahalo Avenue, Great South Road, Aperira Lane, Pacific Events Centre Drive, Coral Tree Avenue, and Laurelia Place, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin Place, Zircon Place, Taruna Lane, Inverell Avenue, Lambie Drive, Rara Lane, Clist Crescent, Wiri Station Road, Gladding Place, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.304	Kāinga Ora	Celadon Place, Manukau Central; Puhinui Road, Reagan Road, Pettit Place, Brooks Way, Fitzroy Street, Carruth Road, Carolyn Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Otara, Clover Park, and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Fairchild Avenue, and Boeing Place, Goodwood Heights; Iliad Place, Kerrs Road, Inverell Avenue, Trevor Hosken Drive, Amethyst Place, Redoubt Road, Druces Road, Topaz Place, and Ixia Place, Manukau Central; Vetori Place, Awatere Street, Rimini Place, Preston Road, Boundary Road, Waimate Street, Piako Street, Aria Place, Israel Avenue, Clutha Crescent, Iota Place, and Flat Bush Road, Otara; Caspar Road, Pamir Road, Thorn Place, Esperanto Road, and Pembroke Street, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.305	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin	Height	
FS79	Brendan Drury	Oppose	873.306	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rata Vine, Goodwood Heights, Chapel Downs, Clover Park and Donegal Park. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aspiring Avenue, Charntay Avenue, Constance Place, Derrimore Heights, Diorella Drive, Eterna Place, Greenstone Place, Hollyford Drive, Kepler Place, Kylie Court, Leila Place, Libnai Avenue, Lowburn Place, Lyell Court, Mataura Place, Oreti Place, Rakaia Rise, Rochas Place, Rosewood Place, Rotoma Rise, San Martin Place, Santa Monica Place, Sentosa Place, and Te Irirangi Drive, Clover Park; Alta Terrace, Carrick Glen Avenue, Darnell Crescent, Dawson Road, Dillon Crescent, Dissmeyer Drive, Drumbeg Close, Glenlea Place, Hilltop Road, Innisowen Place, Lema Place, Liscooly Place, Matthews Road, Raphoe Road, Sidey Avenue, and Thomas Road, Flat Bush; Everglade Drive, Flamingo Court, Goodwood Drive, Kingsclere Place, and Palmetto Place, Goodwood Heights; Redoubt Road, Manukau Central; Boundary Road, Israel Avenue, Maytime Street, Othello Drive, Serrano Place, Treviso Place, and Zelda Avenue Otara]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.307	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Chapel Downs, Donegal Park and Flat Bush. Refer to Appendix 2, Map 122. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Aklander Rise, Annmarie Avenue, Ballyliffin Drive, Bunbeg Crescent, Bunlin Road, Canna Street, Carrick Glen Avenue, Carrickdawson Drive, Castlebane Drive, Charlestown Drive, Cloonlyon Drive, Cooladawson Drive, Donegal Park Drive, Downpatrick Drive, Drumaness Road, Drumbuoy Drive, Drumconnell Drive, Dunaff Place, Dungloe Avenue, Elevation Street, Greenan Drive, Gurtin Road, Hikuawa Road, Lavey Road, Lime Hill Rise, Long George Drive, Murphys Park Drive, Murphys Road, Pae Lane, Piki Street, Pukanui Avenue, Rakiraki Place, Repehina Road, Ripa Street, Rossbeg Lane, Salvia Lane, Tahere Road, Tannaghmore Drive, Teitei Rise, Thomas Road, Tir Conaill Avenue, and Tiro Street, Flat Bush; Redoubt Road, Manukau Central]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.308	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Rata Vine, Clover Park and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Dissmeyer Drive, and Thomas Road, Flat Bush; Mahalo Avenue, Pacific Events Centre Drive, and Great South Road Manukau Central, Othello Drive, Otara] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.309	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Redoubt Road, and Wilisa Rise, Manukau Central; Chieftain Rise, Boeing Place, Fairchild Avenue, De Havilland Drive, Piper Place, and Andover Way, Goodwood Heights] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Sikkim Crescent, Juvena Place, Monde Place, Rochas Place, Diorella Drive, and Derrimore Heights, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Wilisa Rise, and Redoubt Road, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.310	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Flat Bush. Refer to Appendix 2, Map 123. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Annemarie Ave, Redoubt Road, Long George Drive, Flat Bush.]	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.311	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Clevedon. Refer to Appendix 2, Map 124. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beckby Way, Benjamin Place, Clevedon Kawakawa Road, Hyde Road, Kaihuia Lane, Mark Williams Place, Monument Road, Munro Oak Lane, North Road, Nukuao Lane, Papakura-Clevedon Road, Te Rau Way, Thorps Quarry Road, Tuawa Lane, and Twilight Road, Clevedon]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.312	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Homai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park, Rowandale, Burbank, Homai, Wiri, Hillpark, Manurewa and Leabank. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Maplesden Drive, Robert Ross Place, and Robert Skelton Place, Clendon Park; Brouder Place, Sime Road, and Tampin Road, Hill Park; Adina Lane, Alicante Avenue, Begonia Place, Costar Place, Duin Lane, Enid Place, Fay Close, Great South Road, Isbister Lane, Manresa Close, McVilly Road, Paloma Court, Rata Vine Drive, Sagar Lane, and Totara Meadows Court, Manukau Central; Adams Road, Addington Avenue, Balfour Road, Bedlington Avenue, Beeston Crescent, Bettina Place, Bowater Place, Brent Place, Brentford Place, Browns Road, Buller Crescent, Burbank Avenue, Burundi Avenue, Cambridge Road, Clark Street, Claymore Street, Clendon Place, Coles Place, Coxhead Road, Dagenham Street, Deveron Road, Dreadon Road, Eddowes Street, Feasegate Street, Frances Street, Friedlanders Road, Frobisher Way, Funnell Place, Garth Place, Gibbs Road, Glennis Place, Gloucester Road, Great South Road, Halsey Road, Harrow Place, Heybridge Street, Hywell Place, Jellicoe Road, John Walker Drive, Jutland Road, Kent Road, Kern Place, Kerrydale Road, Kirton Crescent, Kita Road, Lomas Place, Lyndon Place, Maich Road, Maida Vale, Marr Road, Martin Road, Maungarua Lane, McKean Avenue, Montilla Place, Morrin Street, Mountfort Street, Naomi Place, Neems Place, Orams Road, Oxford Road, Poutini Place, Primrose Place, Rangataua Place, Romney Place, Roscommon Road, Rowandale Avenue, Russell Road, Ruth Street, Sealord Place, Sharland Avenue, Stella Place, Sturdee Road, Sunlands Drive, Surrey Street, Swallow Drive, Tamworth Close, Thompson Terrace, Ti Kouka Lane, Tui Crescent, Weymouth Road, William Avenue, and Wordsworth Road, Manurewa.]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.313	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zone in parts of Leabank, Manurewa, Homai, Wiri and Hillpark. Refer to Appendix 2, Map 128. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Laurelia Place, Manukau Central; Weymouth Road, Gloucester Road, Russell Road, Sharland Avenue, Great South Road, and Halsey Road, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.314	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Manurewa and Wiri. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Amethyst Place, Kerrs Road, and Trevor Hosken Drive, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Maich Road, Jellicoe Road, Russell Road, Weymouth Road, James Road, Percival Street, Corin Avenue, Frances Street, Great South Road, Buller Crescent, Dreadon Road, Coxhead Road, Kanga Lane, Rondorlyn Place, Lupton Road, Rosemary Lane, Halsey Road, Bowater Place, Clendon Place, Beatty Avenue, Kay Road, and Ruth Street, Manurewa] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Druces Road, Trevor Hosken Drive, Amethyst Place, Kerrs Road, Celadon Place, and Zircon Place, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.315	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillpark. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa, Hillpark, Manurewa East and Randwick Park. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Collie Street, David Avenue, Jill Place, Kahurangi Place, Lawrence Crescent, Lynmore Drive, Patricia Place, and Vista Place, Hill Park; Orams Road, Manurewa] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alfriston Road, Alfriston; Brouder Place, Collie Street, David Avenue, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Hill Road, Iorangi Place, Kahurangi Place, Kelvyn Grove, Lawrence Crescent, Lynmore Drive, Patricia Place, Rothery Road, Scenic Drive, Sime Road, Tampin Road, Tomlinson Street, and Walpole Avenue, Hill Park; Rata Vine Drive, Manukau Central; Alfriston Road, Arthur Road, Botanic View, Bowater Place, Bowen Street, Brough Road, Browning Street, Churchill Avenue, Claude Road, Ellen Street, Fleming Street, Great South Road, Hillcrest Grove, Hyde Street, Index Place, Knights Drive, Knox Road, McAnnalley Street, McDougall Street, Norm Pellow Drive, Orams Road, Puriri Road, Saralee Drive, Scotts Road, Short Street, Tui Crescent, and Whitbourne Heights, Manurewa; Magic Way, Shifnal Drive, Skelton Avenue, Sonterra Close, and Villino Place, Randwick Park; Hill Road, The Gardens]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.316	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Manurewa and Hillpark. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Grande Vue Road Hill Park, Myers Road, and Great South Road, Manurewa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.317	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park and Leabank. Refer to Appendix 2, Map 130 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Hatherley Place, Kennington Drive, Martha Lane, Palmers Road, Taitimu Drive, and Weymouth Road, Clendon Park; Albertson Place, Belleek Close, Bowater Place, Buller Crescent, Castlefinn Drive, Claymore Street, Coxhead Road, Friedlanders Road, Glenveagh Park Drive, John Walker Drive, Kita Road, Landette Road, Mountfort Street, Puriri Road, Rako Place, Tamworth Close, Thompson Terrace, and Weymouth Road, Manurewa; Damian Way, Leaver Place, Mahia Road, and Weymouth Road, Weymouth]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.318	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Takanini. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Conifer Grove, Waiata Shores, Leabank, Manurewa, Takanini, Addison, and Longford Park. Refer to Appendix 2, Map 131 [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, and Walter Strevens Drive Conifer Grove; Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, and Totara Road Manurewa; Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue, Takanini] inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, Walter Strevens Drive Conifer Grove, Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, Totara Road Manurewa, Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue Takanini]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.319	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Manurewa, Takanini and Waiata Shores. Refer to Appendix 2, Map 131. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Challen Close, Conifer Grove; Great South Road, Lovely Lane, Beaumonts Way, and Churchill Avenue, Manurewa; Manuroa Road, and Princess Street, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.320	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Buildings Zone in parts of Leabank and Manurewa. Refer to Appendix 2, Map 131 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Churchill Avenue, Puriri Road, Weymouth Road, Rogers Road, and Christmas Road, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.321	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Takanini, Addison, McLennan, and Papakura. Refer to Appendix 2, Map 132 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alliance Lane, Alma Crescent, Arimu Road, Artillery Drive, Battalion Drive, Courage Road, Dignity Street, Grove Road, Imjin Place, Maadi Place, Old Wairoa Road, Paretaiuru Crescent, Porchester Road, Shirley Avenue, Sunburst Street, Te Akitai Green, Te Aparangi Road, Troop Road, Turehu Road, Walsh Road, and Walters Road Papakura; Airfield Road, Arion Road, Braeburn Place, Bruce Pulman Drive, Calumet Way, Figaro Crescent, Glenburn Place, Hakawai Avenue, Kauri Drive, Kuaka Drive, Marengo Parkway, McGinty Street, Mohua Avenue, Peerless Avenue, Phar Lap Crescent, Pipipi Crescent, Poaka Avenue, Popokatea Drive, Porchester Road, Puweto Avenue, Reins Road, Ritchie Crescent, Rosarina Lane, Sires Parkway, Tete Lane, The Track, Tironui Road, Tironui Station Road East, Walters Road, Waterview Road East, Waterview Road West, Willow Camp Road, Windfola Parkway, and Zabeel Crescent, Takanini;	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.322	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Takanini and Ardmore. Refer to Appendix 2, Map 132. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Earlywood Road, Grandifolia Road, Hard Beech Street, Kakabeak Way, Kanono Road, Koroheke Road, Leatherwood Road, Pakaraka Drive, Silver Beech Street, Softwood Avenue, Toropapa Close, Twin Parks Rise Ardmore, Black Beech Crescent, Castlepoint Avenue, Hukihuki Drive, Sapwood Crescent, and Walters Road Takanini]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.323	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Takanini, Addison, McLennan and Papakura. Refer to Appendix 2, Map 132 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Minhas Road, Ardmore; Bunnythorpe Road, Cosgrave Road, Liberation Road, Battalion Drive, Alliance Lane, Grove Road, Riroriro Close, Clevedon Road, Yang Place, Paretaiuru Crescent, Command Lane, Fernaig Street, Courage Road, Hill Crescent, Saddleback Crescent, Old Wairoa Road, Sutton Crescent, Warbler Crescent, Parachute Crescent, Te Aparangi Road, Bellbird Street, Nagra Lane, Turehu Road, Swamp Kauri Grove, Walsh Road, Stitchbird Crescent, Corkill Place, Rice Crescent, Matheson Street, Dignity Street, Beardmore Lane, Valour Lane, Sunburst Street, Busing Avenue, and Recovery Road, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Te Aparangi Road, Old Wairoa Road, Grove Road, Alliance Lane, Shirley Avenue, Walsh Road, Alma Crescent, Arimu Road, Trentham Road, Artillery Drive, Dignity Street, Walters Road, Hill Crescent, Turehu Road, Sunburst Street, Courage Road, Maadi Place, Matheson Street, Te Akitai Green, Fernaig Street, Porchester Road, and Paretaiuru Crescent, Papakura, Tironui Road, Porchester Road, Glenburn Place, Waterview Road West, Tironui Station Road East, and Walters Road, Takanini] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Arimu Road, Artillery Drive, Great South Road, Porchester Road, Trentham Road, Old Wairoa Road, Brynbela Court, Imjin Place, Te Aparangi Road, Kukutai Lane, Tauarai Place, Waitaua Street, and Maadi Place, Papakura; Tironui Road, Waterview Road West, Porchester Road, and Waterview Road East, Takanini]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.324	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Ardmore. Refer to Appendix 2, Map 133 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Te Aramanu Crescent, Ardmore]	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	873.325	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in parts of Karaka Lakes, Karaka Harbourside, Pararekau Island, Bottletop Bay, Pahurehure and Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Karaka Lakes, Karaka Harbourside,Pahurehure, and Rosehill. Refer to Appendix 2, Map 135 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Acqua Place, Anchorage Drive, Brianna Place, Capriana Drive, Castellina Drive, Edgewater Drive, Fiorano Place, Francesco Drive, Harbourside Drive, Hingaia Road, Kaimanawa Road, Kuhanui Drive, Lake Drive, Lees Cove, Lombardia Way, Lusitano Drive, Milano Boulevard, Oakland Road, Ockhams Street, Pararekau Road, Pescara Point, Portofino Point, Rivoli Place, Silkwood Crescent, Toscana Drive, Turua Rise Hingaia, and Chichester Drive Papakura] inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Anchorage Drive, Bridgeview Road, Costa Viva Crescent, Fountain Avenue, Harbourside Drive, Hinau Road, Normanby Road, Pararekau Road, Pickaberry Avenue, Pohutukawa Place, Springcrest Drive, and Trecarne Street Hingaia; Barnhill Crescent, Beach Road, Bexley Place, Bothwell Place, Cliff Road, Cricklewood Street, Dumas Place, Elliot Street, Freelance Terrace, Gills Avenue, Lakeside Drive, Len Garlick Place, Mill End, Ray Small Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, The Lea, Westholm Way, Wilencote Place, Winslow Heights, and Youngs Road]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.326	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia. Refer to Appendix 2, Map 135. inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Derbyshire Lane, Fort Lincoln Loop, Hayfield Way, Hingaia Road, Melody Belle Street, Normanby Road, Oakland Road, and Tumu Road, Hingaia]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.327	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in Karaka Lakes, Karaka Harbourside and Pahurehure. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Hingaia Road, Harbourside Drive, and Pararekau Road, Hingaia] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.328	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Pahurehure and Rosehill. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Len Garlick Place, Rushgreen Avenue, Barnhill Crescent, Bexley Place, Dumas Place, Lakeside Drive, Erceg Way, Freelance Terrace, Westholm Way, Roselawn Lane, Elliot Street, Chichester Drive, Graham Tagg Close, Jim Rhind Place, Rosehill Drive, Wilencote Place, Beach Road, and Edinburgh Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Barnhill Crescent, Lakeside Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, Len Garlick Place, Cricklewood Street, Bexley Place, Westholm Way, The Lea, Elliot Street, Winslow Heights, Wilencote Place, Cliff Road, Youngs Road, Freelance Terrace, Ray Small Drive, Mill End, Bothwell Place, and Beach Road, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.329	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in Rosehill and Opaheke. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Archibald Lane, Bellfield Road, Chichester Drive, Farranfore Road, Greenhaven Avenue, Keryn Place, Orchard Rise, Royston Street, Selwyn Downs Lane, Woodstock Lane, and Yarrow Lane Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albion Place, Alma Crescent, Argyle Avenue, Arthur Place, Bates Street, Beach Road, Boundary Road, Bunnythorpe Road, Butterworth Avenue, Callis Avenue, Calvert Street, Cameron Street, Campbell Place, Clark Road, Clevedon Road, Coles Crescent, Cotton Place, Don Street, Edmund Hillary Avenue, Elizabeth Street, Elliot Street, Fairview Avenue, Gaylands Place, George Street, Gills Avenue, Great South Road, Greenhaven Avenue, Grove Road, Halberg Street, Hanover Place, Hill Crescent, Hunua Road, James Place, Joyce Street, Kelvin Road, King Street, Manse Road, Marne Road, McCall Place, Montana Place, Old Wairoa Road, Olympic Place, Opaheke Road, Orion Street, Osborne Place, Panahi Lane, Queen Street, Rangimarie Close, Ray Small Drive, Rembrandt Place, Resolute Way, Rhonda Place, Rollerson Street, Rosehill Drive, Ross Place, Royston Street, Salas Place, Scott Road, Settlement Road, Sheehan Avenue, Shirley Avenue, Short Street, Smiths Avenue, Snowden Place, Tasman Drive, The Spinney, Vanni Lane, Viola Place, Wharf Street, Willis Road, Winslow Heights, and Wood Street, Papakura]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Insert Height Variation Controls of 37m and 43m for various business zones in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse Road, Queen Street, East Street, Porchester Road, Sunshine Place, Wharf Street, Korakora Lane, The Spinney, Beach Road, Wood Street, View Road, Menary Street, Clevedon Road, West Street, Settlement Road, Trentham Road, Grove Road, Nelson Street, King Street, Scott Road, Brynbela Court, Imjin Place, Opaheke Road, Winslow Heights, Green Street, Coles Crescent, Halberg Street, McCall Place, Pratt Street, Olympic Place, Rushgreen Avenue, Short Street, Kukutai Lane, Alf Walker Place, Mossford Green, Tauarai Place, Waitaua Street, Margaret Street, Smiths Avenue, Laurie Avenue, Maadi Place, Butterworth Avenue, Rippleside Place, Mill End, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.330	Kāinga Ora	Pasla Close, Papakura, Waterview Road West, and Waterview Road East, Takanini]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Orchard Rise, Dalkeith Place, Royston Street, Bunnythorpe Road, Boundary Road, Great South Road, Rollerson Street, Cosgrave Road, Fairview Avenue, Sutton Crescent, Clevedon Road, Yang Place, Kerry Place, Tatariki Street, Rosehill Drive, Taonui Street, Liddy Place, Settlement Road, Kelvin Road, Hill Crescent, Tasman Drive, Wilson Place, Old Wairoa Road, Rembrandt Place, Harper Street, Snowden Place, Bellfield Road, Sheehan Avenue, Lorelei Place, Gaylands Place, Old Villa Way, Chichester Drive, Polandson Place, Kavanagh Place, Grove Road, Salas Place, Greenhaven Avenue, Beach Road, Valentine Street, Nagra Lane, Leatham Crescent, Opaheke Road, Callis Avenue, McEntee Street, Erceg Way, Maurice Street, Dumas Place, Rice Crescent, Tautaiao Lane, Rhonda Place, Eastburn Street, George Street, Hazeldene Place, Cross Street, Bushlands Place, Sunnypark Avenue, Busing Avenue, Bexley Place, Edinburgh Avenue, Elliot Street, James Place, and President Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.331	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse	Height	
FS79	Brendan Drury	Oppose	873.332	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Redhill (near Pukekiwiriki). Refer to Appendix 2, Map 137 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Gibbs Crescent and Margan Place Papakura]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.333	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Karaka. Refer to Appendix 2, Map 138 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Dyke Road and Linwood Road Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.334	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia, Karaka Lakes, and Drury. Refer to Appendix 2, Map 139 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hingaia Road, Towai Road, and Bayvista Drive, Hingaia]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.335	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia and Auranga. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Refer to Appendix 2, Map 139 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Fjord Way, Fort Lincoln Loop, Hingaia Road, Kaimanawa Road, Lusitano Drive, and Exmoor Road Karaka; and Bremner Road, Drury] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Burberry Road, Cronshaw Road, Enchantment Lane, Jesmond Road, Karihi Road, and Tributary Parade Drury]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.336	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hingaia and Drury. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chichester Drive, Joanne Place, and Park Estate Road, Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Cameron Place, Cross Street, Great South Road, Miro Street, Murray Street, Sutton Road, York Street, and Young Crescent, Drury]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.337	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Opaheke and Auranga. . Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Auranga. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ata Road, Kahui Parade, Tidal View Road, Waka Ama Road Drury] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ahunga Road, Auranga Drive, Better Way, Bremner Road, Faithful Drive, Fielding Road, Foreshore Lane, Great South Road, Huringa Road, Kaea Lane, Kahui Parade, Karihi Road, Noia Way, Rapoi Lane, Tiaki Lane, Tidal View Road, Tributary Parade, and Weri Road, Drury]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.338	Kāinga Ora	Insert a Height Variation control of 18m for residential zoning in parts of Opaheke. Refer to Appendix 2, Map 140 of the submission. Note that this is in an SHA precinct and therefore outside the urban environment. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Snowden Place, Bellfield Road, Lorelei Place, Rhonda Place, and Opaheke Road, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.339	Kāinga Ora	Rezone Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan changes 49 and 50 areas. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Fitzgerald Road, Kath Henry Lane, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.340	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.341	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 140 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.342	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Charles Miller Court, Crispe Road, Hosking Place, Leaming Place, Litchfield Place, Millen Place, Seaway Road, Stella Drive, Stevenson Road, Taihiki Road, Torkar Road, and Vela Place, Clarks Beach; Channel View Road, Clarks Beach Road, Keven Road, and Wharf Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.343	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Clarks Beach Road, Gertrude Cole Road, Kaitiaki Drive, Koiora Road, Korowhiti Road, Mutetai Road, Poutawa Lane, Ritetai Street, Uatoto Road, and Whata Street Pukekohe]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.344	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes:Buchanan Road, Capriole Crescent, Coach Road, Equus Lane, Kingseat Road, Linwood Road, Martingale Drive, and McRobbie Road, Papakura; Kingseat Road, and Martingale Drive, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.345	Kāinga Ora	Rezone parts of Business- Light Industry Zone as Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura; and Kingseat Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.346	Kāinga Ora	Rezone parts of Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.347	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Terrace Housing and Apartment Buildings Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.348	Kāinga Ora	Rezone - Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Residential Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission [inferred: proposes to rezone some or all of the properties in these streets from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Oira Road Drury].	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	873.349	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.350	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road and Jesmond Road, Drury]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.351	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road, Drury]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.352	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone and to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cossey Road, Drury Hills Road, Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.353	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Waihoehoe Road, and Fitzgerald Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.354	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 144 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.355	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Harrison Road, Maketu Road, and Quarry Road, Drury]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.356	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 145 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.357	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes:Dame Nganeko Minhinnick Drive, Glenbrook Beach Road, McLarin Road, Nola Avenue, Okohaka Avenue, Okoreka Road, Omahuru Road, Opouatu Avenue, Orawahi Road, Otohikawa Avenue, Papaka Avenue, Rere Awa Road, Tahuna Minhinnick Drive, Waikohi Avenue, Waimiri Road, Whareono Road, Wheriko Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.358	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beach Road, Cliff Lane, First Avenue, Fleet Street, Glenbrook Beach Road, McLarin Road, Ronald Avenue, Second Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	873.359	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 147. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buddle Road, Fetter Lane, Heaphy Lane, Jonah Lomu Drive, Lauti Lane, Paerata Road, Puhitahi Hill Road, Rosslands Avenue, Routeburn Lane, School House Road, Simmonds House Road, Stanton House Road, Tabernacle Street, Te Paea Avenue, Walter Lawry Road, Wesleyan Street, and Winstone House Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.360	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 148. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Sim Road, Papakura; Paerata Road, Puhitahi Hill Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.361	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 149 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Ramarama Road, Roslyn Farm Street, Sierra Way, Steppe Drive, Talus Drive, and Waharau Lane, Drury]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.362	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 150. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Miromiro Lane, Ramarama Road, and Steppe Drive, Drury]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.363	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Patumahoe. Refer to Appendix 2, Map 151. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clive Howe Road, Darnika Way, Mareretu Avenue, Mirabell Place, Searle Drive, and Vivien Place Patumahoe; Abernethy Way, Carter Road, Clive Howe Road, Day Road, Fletcher Lane, Henry Lane, Kerr Crescent, Kingseat Road, Lusk Way, Mahoe Glade, Mauku Road, Membery Lane, Pamela Christine Road, Patu Way, Patumahoe Road, Syme Rise, Tavarnya Way, Trevor McMiken Drive, and Woodhouse Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

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FS79	Brendan Drury	Oppose	873.364	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Paerata Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.365	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Crown Road,and Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.366	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Refer to Appendix 2, Map 153 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Zone, includes: Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.367	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 155 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Beatty Road, Cloverlea Place, Green Lane, Helvetia Road, Holland Street, McShane Street, Ranchod Terrace, Tasman Street, Ward Street, and Wellington Street, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beatty Road, Churchill Street, Coronation Avenue, Eden Place, Fairfield Street, Fausett Avenue, Freyberg Crescent, Garden Terrace, Harris Street, Helvetia Road, Hooper Avenue, Kennelly Crescent, Landscape Road, McShane Street, Moloney Terrace, Montgomery Avenue, Paterson Avenue, Princes Street, Victoria Street, Victoria Street West, Wellington Street, and West Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.368	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Pukekohe. Refer to Appendix 2 Map 155 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.369	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 156. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Ashby Place, Cooper Street, Crisp Avenue, Isabella Drive, Lochview, Paerata Road, Ward Street, and Wellington Street Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alamein Place, Blair Avenue, Bledisloe Court, Cardiff Street, Carlton Road, Childs Avenue, Collie Road, Cromwell Place, Danden Way, Dublin Street, East Street, Edinburgh Street, Edwards Court, Evans Court, Glasgow Road, Grierson Place, Hogan Street, John Street, Kennelly Crescent, Kiwi Place, Kowhai Place, Lawrie Avenue, Len Brown Place, Mason Avenue, Morrow Terrace, Nelson Street, Notre Dame Court, Parvin Place, Princes Street, Prospect Terrace, Queen Street, Reidy Place, Ridgeway Road, Russell Avenue, Seddon Street, The Glade North, The Glade South, Tom Keven Way, Totara Place, Turner Place, Valley Road, and Wellington Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.370	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Pukekohe. Refer to Appendix 2 Map 156 [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.371	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Waiuku. Refer to Appendix 2, Map 158. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cherry Place, Elsie Drive, Glennron Lane, Godwit Place, Harbour Crest Drive, Heron Place, Kauri Drive, Koromiko Place, Kowhai Place, Racecourse Road, Rangiwhea Road, Sandspit Road, Shanley Crescent, and Tui Place, Waiuku]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.372	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 160. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Catherine McLean Road, Cloverlea Place, Green Lane, Jackson Place, Rowles Road, Sunset Drive, and Wai Shing Place, Pukekohe]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.373	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 161. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cooper Street, Henry Curd Terrace, Kitchener Road, Lieshout Way, O'Connor Drive, Queen Street, Thomas Moore Place, and Trevors Place Pukekohe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.374	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Waiuku. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waiuku. Refer to Appendix 2, Map 162. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Bayview Drive, Breaker Grove, Edgewater Parade, Huia Street, Modello Lane, Ripple Grove, Rossiter Avenue, Totara Street, Tui Place, and Waimanawa Lane, Waiuku] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Azalea Place, Breaker Grove, Brights Road, Churchill Terrace, Civic Place, Constable Road, Domain Street, Edgewater Parade, France Street, George Street, Howden Street, Kent Street, King Street, Kirk Street, Kitchener Road, Magnolia Drive, Martyn Street, Meachen Terrace, Mellsop Avenue, Modello Lane, Norfolk Rise, O'Sullivan Place, Owens Road, Paapaka Way, Pouate Way, Queen Street, Ripple Grove, Rossiter Avenue, Te Paahi Avenue, Trosk Place, Valley Road, Victoria Avenue, and View Road, Waiuku]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	873.375	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Waiuku. Refer to Appendix 2 Map 162 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.376	Kāinga Ora	Delete the Parkfield Terrace Historic Heritage Area qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	873.377	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Overlay. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	873.378	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.379	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Albany Heights, Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Living Stream Road, Joy Street, Waka Street, Philadelphia Avenue, and Gills Road, Albany Heights; Mulgan Way, St Clair Place, East Coast Road, and Gretna Green Browns Bay; Tekapo Rise, Travis View Drive, Bintulu Place, Hornbill Drive, Ilam Lane, Para Close, Mulu Place, Fairview Avenue, Borneo Drive, Richard Hill Close, Mackwell Road, Baker Street, Springvale Drive, Trotting Terrace, Meharg Place, Stubbs Place, Rising Parade, Lambir Place, Ohau Court, Hilton Close, Catlins Place, Taurikura Way, Namsan Close, Lonely Track Road, Countryside Way, and Oteha Valley Road, Fairview Heights; East Coast Road Northcross; Nimstedt Avenue, East Coast Road, Northcross Drive, Ponderosa Drive, Marbella Crescent, and Andersons Road, Oteha.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.380	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various residential zones in parts of Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.381	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43m for various residential zones in parts of Albany, Oteha, Pinehill, and Browns Bay. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rutgers Place, Bush Road, Amherst Place, Rosedale Road, Northwood Avenue, Columbia Place, Brigham Young Drive, Darimouth Place, Red Shed Lane, Clemow's Lane, and Kristin Lane Albany; Living Stream Road, Joy Street, Waka Street, Gold Street, Philadelphia Avenue, and Gills Road Albany Heights; Naviti Place, Langana Avenue, Mulgan Way, East Coast Road, Falstone Lane, Oaktree Avenue, Eastwood Rise, Gretna Green, St Clair Place, Palliser Lane, Serrata Place, Weetman Drive, and Redwing Street, Browns Bay; East Coast Road, Ponderosa Drive, and Margaret Henry Crescent, Oteha; East Coast Road, Andara Close, and Kilkelly Avenue, Pinehill; Opal Close, and Stonedge Lane, Rosedale] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.382	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 051 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, and Hobsonville Road, Hobsonville]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	873.383	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.384	Kāinga Ora	Provide a mechanism flagging how future plan change processes will be undertaken for future planned rapid transit.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	873.385	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Apirana Avenue, St Johns; St Heliers Bay Road, St Heliers; Lintaine Place, Potiki Place, Apirana Avenue, and Castledine Crescent, Glen Innes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	873.386	Kāinga Ora	Rezone Residential - Single House Zone and Residential-Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 067. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Birdwood Road, and Yelash Road, Massey, Birdwood Road, Crows Road, William Calvert Drive, Kauri Gum Road, Lumber Rise, Kate Duncan Drive, Barrel Crescent, Joseph Kokich Avenue, and Patrick Rice Drive, Swanson]	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	873.387	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Melling Street, Epping Street, Farringdon Street, Eastview Road, Apirana Avenue, Torrington Crescent, Heatherbank Street, Line Road, Castledine Crescent, Potiki Place, Greenway Place, Hurstwood Place, Merfield Street, Radcliffe Street, Marino Place, West Tamaki Road, Skippy Patuwai Lane, Weybridge Crescent, Cintra Place, Delemere Place, and Lintaine Place Glen Innes; and Apirana Avenue St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	894.1	Independent Māori Statutory Board	The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities	Plan making and procedural	General
FS79	Brendan Drury	Oppose	894.2	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78	Qualifying Matters A-I	Appropriateness of QMs (A-I)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	894.3	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	894.4	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D21 Sites and Places of significance to Mana Whenua	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS79	Brendan Drury	Oppose	894.5	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to a matter required to give effect to Waitākere Ranges Heritage Area Act 2008: D12 Waitākere Ranges Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	894.6	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Qualifying Matters Other	Appropriateness of QMs (Other)
FS79	Brendan Drury	Oppose	894.7	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS79	Brendan Drury	Oppose	894.8	Independent Māori Statutory Board	The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	894.9	Independent Māori Statutory Board	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.1	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.2	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	897.3	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	897.4	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	897.5	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Otara as Mixed Housing Urban.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.6	Catholic Diocese of Auckland	Approve the THAB zoning of 419 Great North Road, Grey Lynn.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.7	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	897.8	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	897.9	Catholic Diocese of Auckland	Rezone part of 82-84 Kelmarna Avenue, Herne Bay to Mixed Housing Urban. Refer to Attachment A, page 7 for details.	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.10	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 35 Akoranga Drive, Northcote.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.11	Catholic Diocese of Auckland	Approve the Business - Mixed Use zoning of 180-182 and 184 Centreway Road, Orewa and surrounding Business - Mixed Use properties.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.12	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.13	Catholic Diocese of Auckland	Seek the re-zoning of both properties at 12 Otara Road, Otara to THAB from Special Purpose - School Zone.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.14	Catholic Diocese of Auckland	Approve Business - Town Centre zoning of 212-244 Parnell Road, Parnell.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.15	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Centres - NPS-UD Policy 3d response	Parnell Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.16	Catholic Diocese of Auckland	Delete the SCAB - Parnell overlay or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS79	Brendan Drury	Oppose	897.17	Catholic Diocese of Auckland	Approve THAB zoning of 14, 16 and 22-24 Vermont Street, Ponsonby.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.18	Catholic Diocese of Auckland	Approve deletion of SCAR overlay as applied to 14, 16 and 22-24 Vermont Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Business - support property/are a in SCAB as notified
FS79	Brendan Drury	Oppose	897.19	Catholic Diocese of Auckland	Extend City Centre Walkable Catchment to include 14, 16 and 22-24 Vermont Street, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Oppose	897.20	Catholic Diocese of Auckland	Approve the zoning of 43-59 St Mary's Road, Ponsonby.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.21	Catholic Diocese of Auckland	Approve inclusion of 43-59 St Mary's Road, Ponsonby in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.22	Catholic Diocese of Auckland	Delete the SCAR overlay from the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby. Refer to Attachment A, page 9 for more details.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	897.23	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.24	Catholic Diocese of Auckland	Rezone 139 Airfield Road, Takanini to MHU.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.25	Catholic Diocese of Auckland	Rezone 3-7 Karaka Street, Takapuna to Business - Mixed Use.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.26	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Akoranga
FS79	Brendan Drury	Oppose	897.27	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Smales Farm
FS79	Brendan Drury	Oppose	897.28	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS79	Brendan Drury	Oppose	897.29	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	897.30	Catholic Diocese of Auckland	Approve zoning of 8 Dominion Street, Takapuna.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.31	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Akoranga RTN Walkable Catchment.	Walkable Catchments	WC RTN Akoranga
FS79	Brendan Drury	Oppose	897.32	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Takapuna Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS79	Brendan Drury	Oppose	897.33	Catholic Diocese of Auckland	Approve inclusion of 29 Rathgar Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.34	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.35	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street, Blockhouse Bay to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.36	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.37	Catholic Diocese of Auckland	Rezone part of 8-12 and 14 Lavelle Road, Henderson to THAB. Refer to Attachment A, page 11 for details.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.38	Catholic Diocese of Auckland	Approve inclusion of 8-12 and 14 Lavelle Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS79	Brendan Drury	Oppose	897.39	Catholic Diocese of Auckland	Rezone part of 14S Oakridge Way, Northpark to MHU.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.40	Catholic Diocese of Auckland	Rezone 16 Brenton Place, Ōrākei to THAB.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.41	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.42	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	897.43	Catholic Diocese of Auckland	Rezone part of 19 Sunset View Road, Panmure to THAB. Refer to Attachment A, pages 12-13 for further details.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.44	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Centres - NPS-UD Policy 3d response	Panmure Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.45	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.46	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205, Silverdale to THAB.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	897.47	Catholic Diocese of Auckland	Approve the zoning of 198 Beach Haven Road, Beach Haven.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.48	Catholic Diocese of Auckland	Approve the zoning of 8 Finchley Road, Torbay.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.49	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Clover Park.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.50	Catholic Diocese of Auckland	Approve the Business -Town Centre zoning of 7 Glendale Road, Glen Eden.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.51	Catholic Diocese of Auckland	Approve inclusion of 7 Glendale Road, Glen Eden in Glen Eden RTN Walkable Catchment.	Walkable Catchments	WC RTN Glen Eden
FS79	Brendan Drury	Oppose	897.52	Catholic Diocese of Auckland	Retain 27m HVC for 7 Glendale Road, Glen Eden.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	897.53	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 510 Riddell Road, St Heliers.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.54	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 336 Wairau Road, Glenfield.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.55	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 10 Wickman Way, Mangere East.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.56	Catholic Diocese of Auckland	Approve the zoning of 8 Motutapu Avenue, Manly.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.57	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 162 Waimumu Road, Massey.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.58	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 2 Shakespeare Road, Milford.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.59	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.60	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 27 Bailey Road, Mount Wellington.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.61	Catholic Diocese of Auckland	Approve the inclusion of 1 St Benedicts Street, Newton in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.62	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	897.63	Catholic Diocese of Auckland	Delete the SCAB overlay - Business Upper Symonds Street from 1 St Benedicts Street, Newton and upper Symonds Street or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS79	Brendan Drury	Oppose	897.64	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 133 Seddon Street, Pukekohe.	Plan making and procedural	Special Character Business - remove property/area from SCAB
FS79	Brendan Drury	Oppose	897.65	Catholic Diocese of Auckland	Approve the zoning of 461 Swanson Road, Ranui.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.66	Catholic Diocese of Auckland	Approve inclusion of 461 Swanson Road, Ranui in Rānui RTN Walkable Catchment.	Walkable Catchments	WC RTN Rānui
FS79	Brendan Drury	Oppose	897.67	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 94 Taikata Road, Te Atatu Peninsula.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.68	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 24 Domain Street, Waiuku.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.69	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 14 Percy Street, Warkworth.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	897.70	Catholic Diocese of Auckland	Retain the proposed change to H29.6.2 (Building height).	Other Zones provisions	H29 Special Purpose - School Zone
FS79	Brendan Drury	Oppose	897.71	Catholic Diocese of Auckland	Amend H29.6.6 (Height in relation to boundary) to allow for the height in relation to boundary control in adjoining zones to apply to a Special Purpose - School Zone site boundary. Refer to Attachment A, page 19 for details.	Other Zones provisions	H29 Special Purpose - School Zone
FS79	Brendan Drury	Oppose	897.72	Catholic Diocese of Auckland	Retain the proposed change to H30.6.1 (Building height).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.73	Catholic Diocese of Auckland	Retain the proposed changes to H30.6.4 (Height in relation to boundary).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS79	Brendan Drury	Oppose	897.74	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.75	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.76	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS79	Brendan Drury	Oppose	897.77	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.78	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.79	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS79	Brendan Drury	Oppose	897.80	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.81	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.82	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS79	Brendan Drury	Oppose	897.83	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.84	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.85	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	Metropolitan Centre WC Intensificatio n response
FS79	Brendan Drury	Oppose	897.86	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	RTN WC Intensificatio n response
FS79	Brendan Drury	Oppose	897.87	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.88	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS79	Brendan Drury	Oppose	897.89	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street adjoining THAB zoned sites extending from Blockhouse Bay Local Centre to THAB. Refer to Attachment A, page 10 for details	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.90	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10- 11 for details	Walkable Catchments	WC RTN Glen Innes
FS79	Brendan Drury	Oppose	897.91	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details	Centres - NPS-UD Policy 3d response	Glen Innes Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.92	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB. Refer to Attachment A, page 12 for details	Centres - NPS-UD Policy 3d response	Ōtāhuhu Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	897.93	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Centres - NPS-UD Policy 3d response	Pakuranga Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.94	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Walkable Catchments	WC RTN Panmure
FS79	Brendan Drury	Oppose	897.95	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.96	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Pt Chevalier Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.97	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205 adjacent to Silverdale Town Centre to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.98	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.99	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.100	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

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FS79	Brendan Drury	Oppose	897.101	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	897.102	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS79	Brendan Drury	Oppose	897.103	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Special Character Business - transitions/h eight next to SCAB
FS79	Brendan Drury	Oppose	934.1	John Mackay	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/are a from SCAR
FS79	Brendan Drury	Oppose	934.2	John Mackay	Amend and reduce the number of SCA Business in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS79	Brendan Drury	Oppose	934.3	John Mackay	Amend and increase the number of streets within SCAR in suburban areas so that areas around centres are incentivised to intensify.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS79	Brendan Drury	Oppose	934.4	John Mackay	Amend the criteria for determining SCA so that they reflect the whole street character rather than focussing on heritage integrity of individual houses.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	934.5	John Mackay	Amend the SCA application to follow rear boundaries rather than along streets because it the street as a whole that gives it value and perceived character.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Oppose	934.6	John Mackay	Add and recognise walls, hedges, spacious lots and trees as further elements which give special character to SCAR.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Oppose	934.7	John Mackay	Amend and shorted the text of AUP Chapter D18 (Special Character Area Overlay) so that it is intelligible, less internally contradictory and less focussed on exposition of different housing styles.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	934.8	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) so that resource consent can be triggered by other specific aspects of character, not only by new buildings, alteration, demolition and additions.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	934.9	John Mackay	Add explicit bulk and location provisions rather than leaving the interpretation to subjective interpretation where SCAB are retained in centres.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	934.10	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Residential is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	934.11	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Business is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	934.12	John Mackay	Amend and maximise the use of QMs to ensure that MDRS intensification is only enabled close to centres, and that it caters for people who are demographically under-provided by existing housing stock.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS79	Brendan Drury	Oppose	938.1	New Zealand Housing Foundation	Retain proposed wording in C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	938.2	New Zealand Housing Foundation	Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5-D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.3	New Zealand Housing Foundation	Add following wording into Chapter G,G.2 Walkable Catchments plan text: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	938.4	New Zealand Housing Foundation	Amend the extent of walkable catchments to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS79	Brendan Drury	Oppose	938.5	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	938.6	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	938.7	New Zealand Housing Foundation	Retain the revised wording of Objective H5.2(1)	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.8	New Zealand Housing Foundation	Retain the existing wording of Objective H5.2(3).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.9	New Zealand Housing Foundation	Delete the proposed wording or reword to replace reference to high-quality built environment in Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.10	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.11	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.12	New Zealand Housing Foundation	Delete Objective H5.2(10) or amended to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.13	New Zealand Housing Foundation	Amend Policy H5.3(6A) to be more effective in achieving MDRS outcomes. Refer to full submission for details of proposed plan text.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.14	New Zealand Housing Foundation	Delete the proposed wording for Policy H5.3(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.15	New Zealand Housing Foundation	Delete Policy H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.16	New Zealand Housing Foundation	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	938.17	New Zealand Housing Foundation	Delete Policy H5.3(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	938.18	New Zealand Housing Foundation	Amend H5.4.1(A1) to discretionary activity status.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	938.19	New Zealand Housing Foundation	Delete Activity H5.4.1(A2A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	938.20	New Zealand Housing Foundation	Delete Activity H5.4.1(A2B) and (A33B)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	938.21	New Zealand Housing Foundation	Delete all standards to be complied with by activities in Table H5.4.1 not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	938.22	New Zealand Housing Foundation	Delete all standards assessed with Activity H5.4.1(A4) not identified within MDRS - specifically: delete the infrastructure, deep soil area and tree canopy, safety and privacy buffer, residential waste management standards.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	938.23	New Zealand Housing Foundation	Delete all standards to be complied with not identified within MDRS for preclusion of notification in H5.5(5).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	938.24	New Zealand Housing Foundation	Delete H5.5(6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	938.25	New Zealand Housing Foundation	Delete Standards H5.6(3B).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.26	New Zealand Housing Foundation	Delete Standards H5.6(3C).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.27	New Zealand Housing Foundation	Delete 'privacy' and retain existing purpose Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.28	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.29	New Zealand Housing Foundation	Reinsert the minor protrusions for Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.30	New Zealand Housing Foundation	Amend Standard H5.6.9 to maximum impervious area must not exceed 70 per cent of site area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.31	New Zealand Housing Foundation	Delete the additional wording in Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	938.32	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.33	New Zealand Housing Foundation	Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.34	New Zealand Housing Foundation	Amend Standard H5.6.11 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.35	New Zealand Housing Foundation	Amend Standard H5.6.12 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.36	New Zealand Housing Foundation	Delete Standard H5.6.13.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.37	New Zealand Housing Foundation	Amend Standard H5.6.14 and its statement of purpose to match the MDRS standard and delete the communal outdoor living space requirements in H5.6.14(4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.38	New Zealand Housing Foundation	Delete Standard H5.6.18 (2) and rely on MDRS wording.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.39	New Zealand Housing Foundation	Delete Standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.40	New Zealand Housing Foundation	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.41	New Zealand Housing Foundation	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	938.42	New Zealand Housing Foundation	Delete proposed new SEA assessment criteria for controlled activities H5.7. 1 (1)(a)(b) and H5.7.2 (1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.43	New Zealand Housing Foundation	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.44	New Zealand Housing Foundation	Delete new matters of discretion/assessment criteria in H5.8.1 (2) (ia) and (ib) about deep soil, interfaces with identified special character and heritage, and upgrades to the road network. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.45	New Zealand Housing Foundation	Amend proposed wording in H5.8.1(3) to assess only additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.46	New Zealand Housing Foundation	Delete proposed new assessment criteria in H5.8.1(6) and H5.8.1(7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.47	New Zealand Housing Foundation	Retain deletion of 'intensity' from H5.8.2(1)(b) as notified. Delete 'intensity' from H.5.8.1(b)(i) and delete H5.8.2(1)(f).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.48	New Zealand Housing Foundation	Delete assessment criteria in H5.8.2(2) on deep soils, communal open space, road network pedestrian safety, special character areas and scheduled historic heritage places. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.49	New Zealand Housing Foundation	Delete the assessment criteria in H5.8.2(3)(I) relating to pedestrian safety on adjoining roads. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.50	New Zealand Housing Foundation	Amend H5.8.2(4)(iii) to assess height only in terms of additional height over and above the zone standard. Refer to full submissions for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.51	New Zealand Housing Foundation	Amend H5.8.2(6) to assess Height in Relation to Boundary only where it exceeds the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.52	New Zealand Housing Foundation	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.53	New Zealand Housing Foundation	Delete H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.54	New Zealand Housing Foundation	Amend H5.8.2(15) to remove reference to communal space and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.55	New Zealand Housing Foundation	Amend H5.8.2(15A) to delete 'and private vehicle and pedestrian accessways' and 'and/or accessways'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.56	New Zealand Housing Foundation	Delete H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.57	New Zealand Housing Foundation	Delete H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.58	New Zealand Housing Foundation	Delete H5.8.2(20) and move necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.59	New Zealand Housing Foundation	Delete H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.60	New Zealand Housing Foundation	Delete H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.61	New Zealand Housing Foundation	Delete H5.9(1)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	938.62	New Zealand Housing Foundation	Delete H5.9(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.63	New Zealand Housing Foundation	Amend to clarify that H5.9(3) is only related to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	938.64	New Zealand Housing Foundation	Amend zone description in H6.1 enabling additional height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.65	New Zealand Housing Foundation	Amend Objective H6.2(B1) to include provision for: a variety of housing types, accessibility to public transport, and additional building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.66	New Zealand Housing Foundation	Delete H6.2(1A) or amend it be deleting 'while also achieving a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.67	New Zealand Housing Foundation	Amend Objective H6.2(2) to provide additional building height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.68	New Zealand Housing Foundation	Delete the proposed amendments to Objective H6.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.69	New Zealand Housing Foundation	Retain the existing wording in Objective H6.2(4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.70	New Zealand Housing Foundation	Delete H6.2(5) or amend it be deleting 'a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.71	New Zealand Housing Foundation	Delete Objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.72	New Zealand Housing Foundation	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.73	New Zealand Housing Foundation	Retain proposed Policy H6.3(A1), Policy H6.3(B1), Policy H6.3(C1), Policy H6.3(D1) and Policy H6.3(E1), as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.74	New Zealand Housing Foundation	Amend proposed Policy H6.3(1) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.75	New Zealand Housing Foundation	Amend proposed Policy H6.3(2) to remove term 'high-quality built environment' and add wording to recognise some sites outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.76	New Zealand Housing Foundation	Amend proposed Policy H6.3(A4) to delete 'high-quality built environment', delete the deep soil and canopy tree requirements and insert 'reasonable' as a qualifier to some other requirements of the policy. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.77	New Zealand Housing Foundation	Amend proposed Policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.78	New Zealand Housing Foundation	Retain proposed Policy H6.3(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.79	New Zealand Housing Foundation	Delete proposed Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.80	New Zealand Housing Foundation	Delete proposed Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.81	New Zealand Housing Foundation	Delete proposed Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.82	New Zealand Housing Foundation	Delete proposed Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	938.83	New Zealand Housing Foundation	Amend H6.4(A1) to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	938.84	New Zealand Housing Foundation	Amend Table H6.4.1 to add a wider range of commercial activities at ground floor in walkable catchments as permitted activities up to 100m2 gross floor area. Submission also requires new standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.85	New Zealand Housing Foundation	Add standards to the effect that all commercial activities at ground level and/or street level up to 100m2 gross floor area per premise are to be provided for as a Permitted Activity in Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.86	New Zealand Housing Foundation	Delete Activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	938.87	New Zealand Housing Foundation	Delete Activity H6.4(A2B) and H6.4(A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	938.88	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS within Table H6.4.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	938.89	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	938.90	New Zealand Housing Foundation	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.91	New Zealand Housing Foundation	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.92	New Zealand Housing Foundation	Retain the existing minor protrusion exclusions. HIRB is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard. (H6.6.6)	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.93	New Zealand Housing Foundation	Amend H.6.6.6 to provide for a height in relation to boundary standard of 19 metres and 60 degrees for the first 25 metres of the site (replace 21.5m with 25m).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.94	New Zealand Housing Foundation	Amend H6.6.11(1) to increase the maximum building coverage to 60% for sites in walkable catchments while retaining the 50% standard outside walkable catchments. Delete H6.6.6.11(2) entirely.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.95	New Zealand Housing Foundation	Amend H.6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.96	New Zealand Housing Foundation	Amend Standard H6.6.13 where main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.97	New Zealand Housing Foundation	Delete Standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.98	New Zealand Housing Foundation	Amend Standard H6.6.15 to match MDRS and delete the communal living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.99	New Zealand Housing Foundation	Delete Standard H6.6.19(2) and rely on MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.100	New Zealand Housing Foundation	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.101	New Zealand Housing Foundation	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.102	New Zealand Housing Foundation	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	938.103	New Zealand Housing Foundation	Delete assessment matters in H.6 on significant ecological areas, pedestrian network, deep soil, identified special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.104	New Zealand Housing Foundation	Delete assessment matters in H6.7.1 (1) and H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.105	New Zealand Housing Foundation	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.106	New Zealand Housing Foundation	Amend H6.8.1 (2)(ia) to delete matters of discretion on deep soil, interface with identified special character or scheduled historic heritage place, internal living areas, internal storage, and safe pedestrian access on streets. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	938.107	New Zealand Housing Foundation	Amend H6.8.1(3) to so that the matter of discretion is on additional height above the standard and to delete (d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.108	New Zealand Housing Foundation	Delete H6.8.1(6) and H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.109	New Zealand Housing Foundation	Delete H6.8.2(1)(f)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.110	New Zealand Housing Foundation	Amend H.6.8.2(2) to delete 'is of a high quality' in (aa), delete (ab(vii), (ac), (ad), (i) and (m) on deep soil, communal spaces, quality and maintenance and safe pedestrian movement on streets and to public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.111	New Zealand Housing Foundation	Delete H6.8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.112	New Zealand Housing Foundation	Amend H6.8.2(5)(f)(iii) to assess effect on the surrounding and neighbouring development only in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.113	New Zealand Housing Foundation	Amend H6.8.2(6) to refer only to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.114	New Zealand Housing Foundation	Delete H6.8.2(12)(e).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.115	New Zealand Housing Foundation	Amend H6.8.2(15)(f) by deleting: 'communal open space' and 'and attractive'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.116	New Zealand Housing Foundation	Amend H.6.8.2(15A) by deleting 'and private vehicle and pedestrian accessways' and 'and /or accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.117	New Zealand Housing Foundation	Delete H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.118	New Zealand Housing Foundation	Delete H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.119	New Zealand Housing Foundation	Delete H6.8.2(20) and move necessary criteria to H6.8.2(1), H6.8.2(2) and H6.8.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.120	New Zealand Housing Foundation	Delete H6.8.2(21)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.121	New Zealand Housing Foundation	Delete H6.9(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.122	New Zealand Housing Foundation	Delete H6.9(2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.123	New Zealand Housing Foundation	Amend H6.9(3) so the information requirements only relate to communal waste collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	938.124	New Zealand Housing Foundation	Retain deletion of H8.6.10.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.125	New Zealand Housing Foundation	Retain deletion of H8.6.12	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.126	New Zealand Housing Foundation	Retain deletion of H8.6.13.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.127	New Zealand Housing Foundation	Retain deletion of H8.6.14.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.128	New Zealand Housing Foundation	Retain deletion of H8.6.15.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.129	New Zealand Housing Foundation	Retain deletion of H8.6.16.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.130	New Zealand Housing Foundation	Retain deletion of H8.6.17.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.131	New Zealand Housing Foundation	Retain deletion of H8.6.18.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.132	New Zealand Housing Foundation	Retain deletion of H8.6.19.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.133	New Zealand Housing Foundation	Retain deletion of H8.6.20.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.134	New Zealand Housing Foundation	Retain deletion of H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	938.135	New Zealand Housing Foundation	Delete proposed Standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A, and revert to the operative standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	938.136	New Zealand Housing Foundation	Delete proposed Standards H8.6.34, and replace with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	938.137	New Zealand Housing Foundation	Amend H9.6.1 to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS79	Brendan Drury	Oppose	938.138	New Zealand Housing Foundation	Retain standard H11.6.1	Business Zones provisions	Metropolitan Centre Zone - provisions
FS79	Brendan Drury	Oppose	938.139	New Zealand Housing Foundation	Amend Standard H10.6.1 Building height to provide for a height of 32.5 metres within all of the Business - Town Centre Zone.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	938.140	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H10.6.2	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	938.141	New Zealand Housing Foundation	Amend Standard H10.6.1 to provide for a height of 24 metres within all of the Business - Local Centre Zone.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	938.142	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H11.6.2	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	938.143	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS79	Brendan Drury	Oppose	938.144	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Height	Height response - other zones
FS79	Brendan Drury	Oppose	938.145	New Zealand Housing Foundation	Retain Standard H12.6.2.	Business Zones provisions	Neighbourhood Centre Zone - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	938.146	New Zealand Housing Foundation	Amend Standard H13.6.1 to provide for a height of 24 metres within all of the Business - Mixed Use Zone.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	938.147	New Zealand Housing Foundation	Retain Standard H13.6.2.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	938.148	New Zealand Housing Foundation	Delete the definition for canopy tree.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	938.149	New Zealand Housing Foundation	Delete the definition for deep soil area.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	938.150	New Zealand Housing Foundation	Clarify definition of landscaped area and amended accordingly. Alternatively, retain the existing definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	938.151	New Zealand Housing Foundation	Amend the plan so that six storeys is applied as a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	938.152	New Zealand Housing Foundation	Amend where six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	938.153	New Zealand Housing Foundation	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	938.154	New Zealand Housing Foundation	Amend pc 78 to include Special Housing Areas.	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	938.155	New Zealand Housing Foundation	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	941.1	Foodstuffs North Island Limited	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	941.2	Foodstuffs North Island Limited	Include a walkable catchment for the Addison Local Centre or include the Addison Local Centre within a walkable catchment that includes all the Takanini Railway Station and the Takanini Town Centre. [Refer to Attachment 2, Map 1 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS79	Brendan Drury	Oppose	941.3	Foodstuffs North Island Limited	Amend the maximum height for the Addison Local Centre to 21m. [Refer to Attachment 2, Map 1 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.4	Foodstuffs North Island Limited	Rezone 162-164 Balmoral Road, Balmoral to Local Centre zone. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.5	Foodstuffs North Island Limited	Amend the maximum height across the site bordered by Balmoral Road, Rocklands Avenue and Mt Balmoral to 21m. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.6	Foodstuffs North Island Limited	Add a walkable catchment for Browns Bay Town Centre. [Refer to Attachment 2, Map 3 of the submission for further details]	Centres - NPS-UD Policy 3d response	Browns Bay Town Centre - extent of intensification
FS79	Brendan Drury	Oppose	941.7	Foodstuffs North Island Limited	Amend the maximum height in the Browns Bay Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	941.8	Foodstuffs North Island Limited	Include a walkable catchment for Clendon Local Centre. [Refer to Attachment 2, Map 4 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS79	Brendan Drury	Oppose	941.9	Foodstuffs North Island Limited	Amend the maximum height in the Clendon Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS79	Brendan Drury	Oppose	941.10	Foodstuffs North Island Limited	Delete Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	941.11	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Town Centre and Ferry Terminal. Refer to Attachment 2, Map 5 of the submission for further details.	Centres - NPS-UD Policy 3d response	Devonport Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	941.12	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Ferry Terminal. [Refer to Attachment 2, Map 5 of the submission for further details]	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	941.13	Foodstuffs North Island Limited	Rezone 360-388 Dominion Road, Mount Eden to Local Centre zone. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.14	Foodstuffs North Island Limited	Amend the height standard for 360-388 Dominion Road, Mount Eden to 21m. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.15	Foodstuffs North Island Limited	Rezone Eastridge Local Centre to Town Centre zone. [Refer to Attachment 2, Map 7 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	941.16	Foodstuffs North Island Limited	Add a walkable catchment for the Eastridge Local Centre. [Refer to Attachment 2, Map 7 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n

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FS79	Brendan Drury	Oppose	941.17	Foodstuffs North Island Limited	Amend the maximum height for the Eastridge Local Centre to 50m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.18	Foodstuffs North Island Limited	Amend the height standard for the balance of the land encompassing both sides of the Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land, Eastridge to 32.5 m. [Refer to Attachment 2, Map 7 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	941.19	Foodstuffs North Island Limited	Delete the Special Character notation for 360-388 Dominion Road, Mount Eden.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.20	Foodstuffs North Island Limited	Include a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. [Refer to Attachment 2, Map 8 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS79	Brendan Drury	Oppose	941.21	Foodstuffs North Island Limited	Amend the maximum height standard for the Birkenhead Local Centre to 27m. [Refer to Attachment 2, Map 8 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.22	Foodstuffs North Island Limited	Include a walkable catchment for the Highland Park Town Centre. [Refer to Attachment 2, Map 9 for further details]	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	941.23	Foodstuffs North Island Limited	Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.24	Foodstuffs North Island Limited	Include a walkable catchment for the Hobsonville Local Centre. [Refer to Attachment 2, Map 10 of he submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS79	Brendan Drury	Oppose	941.25	Foodstuffs North Island Limited	Amend the maximum height for the Hobsonville Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.26	Foodstuffs North Island Limited	Rezone Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive to Local Centre zone. [Refer to Attachment 2, Map 11 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	941.27	Foodstuffs North Island Limited	Include a walkable catchment for the requested Lincoln Road Local Centre. [Refer to Attachment 2, Map 11 of the submission for further details]	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	941.28	Foodstuffs North Island Limited	Include a maximum height standard for requested Lincoln Road Local Centre of 21m. [Refer to Attachment 2, Map 11 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.29	Foodstuffs North Island Limited	Include a walkable catchment for the Māngere Town Centre. [Refer to Attachment 2, Map 12 of the submission for further details]	Centres - NPS-UD Policy 3d response	Māngere Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	941.30	Foodstuffs North Island Limited	Amend the maximum height for the Māngere Town Centre to 32.5m. [Refer to Attachment 2, Map 12 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.31	Foodstuffs North Island Limited	Amend the maximum height for the Manurewa Town Centre zone to 32.5m. [Refer to Attachment 2, Map 13 of the submission for further details]	Centres - NPS-UD Policy 3d response	Manurewa Town Centre - extent of intensification
FS79	Brendan Drury	Oppose	941.32	Foodstuffs North Island Limited	Rezone 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World) to Town Centre zone.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.33	Foodstuffs North Island Limited	Include a walkable catchment for the requested May Road Town Centre. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.34	Foodstuffs North Island Limited	Amend the maximum height for the requested May Road Town Centre to 32.5m. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.35	Foodstuffs North Island Limited	Delete the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas from 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World). [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	941.36	Foodstuffs North Island Limited	Include a walkable catchment for the Milford Town Centre. [Refer to Attachment 2, Map 15 of the submission for further details]	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensification
FS79	Brendan Drury	Oppose	941.37	Foodstuffs North Island Limited	Amend the maximum height for the Milford Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	941.38	Foodstuffs North Island Limited	Rezone part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site) to Residential - Terrace Housing and Apartment Buildings Zone. [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	941.39	Foodstuffs North Island Limited	Retain General Business zoning for part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site). [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	941.40	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Mt Albert
FS79	Brendan Drury	Oppose	941.41	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Avondale
FS79	Brendan Drury	Oppose	941.42	Foodstuffs North Island Limited	Amend the maximum height for 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save) to 21m. [Refer to Attachment 2, Map 16 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.43	Foodstuffs North Island Limited	Amend to extend the Panmure RTN walkable catchment to include 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save). [Refer to Attachment 2, Map 17 of the submission for further details]	Walkable Catchments	WC RTN Panmure
FS79	Brendan Drury	Oppose	941.44	Foodstuffs North Island Limited	Amend the maximum height for 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save) to 21m. [Refer to Attachment 2, Map 17 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.45	Foodstuffs North Island Limited	Include a walkable catchment for Orewa Town Centre. [Refer to Attachment 2, Map 18 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

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FS79	Brendan Drury	Oppose	941.46	Foodstuffs North Island Limited	Amend the maximum height for Orewa Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.47	Foodstuffs North Island Limited	Amend the maximum height across the whole Papakura Metropolitan Centre to 40.5m. [Refer to Attachment 2, Map 19 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	941.48	Foodstuffs North Island Limited	Include a walkable catchment for the Remuera Town Centre or amend to include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. [Refer to Attachment 2, Map 20 of the submission for further details]	Centres - NPS-UD Policy 3d response	Remuera Town Centre - extent of intensification
FS79	Brendan Drury	Oppose	941.49	Foodstuffs North Island Limited	Amend the maximum height for the Remuera Town Centre to 32.5m. [Refer to Attachment 2, Map 20 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.50	Foodstuffs North Island Limited	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS79	Brendan Drury	Oppose	941.51	Foodstuffs North Island Limited	Amend the maximum height standard for 2 College Hill Freemans Bay and 220 Victoria Street West Auckland Central (Victoria Park New World) to 50m. [Refer to Attachment 2, Map 22 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.52	Foodstuffs North Island Limited	Rezone 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to Metropolitan Centre Zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	941.53	Foodstuffs North Island Limited	Amend the maximum height for 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to 72m. [Refer to Attachment 2, Map 23 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	941.54	Foodstuffs North Island Limited	Rezone part of 580 Whangaparaoa Road, Stanmore Bay to Local Centre zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	941.55	Foodstuffs North Island Limited	Include a walkable catchment for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay. [Refer to Attachment 2, Map 23 of the submission for further details]	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	941.56	Foodstuffs North Island Limited	Amend the maximum height for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay to 21m. [Refer to Attachment 2, Map 23 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	949.1	Piper Properties Consultants Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS79	Brendan Drury	Oppose	949.2	Piper Properties Consultants Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	949.3	Piper Properties Consultants Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	949.4	Piper Properties Consultants Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	949.5	Piper Properties Consultants Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	949.6	Piper Properties Consultants Limited	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	949.7	Piper Properties Consultants Limited	Retain proposed amendments to D18.1 Background if the SCAR overlay is retained [as a QM].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.8	Piper Properties Consultants Limited	Delete objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.9	Piper Properties Consultants Limited	Delete policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.10	Piper Properties Consultants Limited	Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.11	Piper Properties Consultants Limited	Delete D18.4(3) if LDR zone is retained as part of the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.12	Piper Properties Consultants Limited	Delete proposed provisions from D18.4.1 Activity Table [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	949.13	Piper Properties Consultants Limited	Retain proposed provisions from D18.4.1 Activity Table if LDR zone is deleted and a more intensive zoning is applied [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.14	Piper Properties Consultants Limited	Amend standards to be complied with under D18.4.1 to rely on underlying zone to a greater extent [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.15	Piper Properties Consultants Limited	Delete D18.4(3) and D18.4(5) in relation to Special Character Areas Overlay - Business.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	949.16	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.17	Piper Properties Consultants Limited	Delete any duplication of underlying zoning requirements in relation to D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.18	Piper Properties Consultants Limited	Retain D18.6.1A if LDR zone is deleted and a more intensive zoning is applied [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.19	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.1 [refer to page 19 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.20	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.2 [refer to page 20 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.21	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.3 and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 21 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.22	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.4 [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.23	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.5 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	949.24	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.1 (Building height) [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.25	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.2 (Height in relation to boundary) to rely on underlying zone to a greater extent [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.26	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.3 (Yards) [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.27	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.4 (Building coverage) [refer to page 25 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.28	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.5 (Landscaped area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.29	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.6 (Maximum impervious area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.30	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.7 (Fences) to rely on underlying zone provisions to a greater extent [refer to page 27 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.31	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.1.1 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 28 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.32	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.2.1 [refer to page 29 submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	949.33	Piper Properties Consultants Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	949.34	Piper Properties Consultants Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	949.35	Piper Properties Consultants Limited	Remove reference to QM under E38.1 Introduction [refer to page 30 of the submission for further details].	Subdivision	Urban Subdivision

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FS79	Brendan Drury	Oppose	949.36	Piper Properties Consultants Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.37	Piper Properties Consultants Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.38	Piper Properties Consultants Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.39	Piper Properties Consultants Limited	Delete proposed amendments to E38.3 (13)(31)(32)(33)(34)(35)Policies. [refer to page 31 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.40	Piper Properties Consultants Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission pages 32-33 for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.41	Piper Properties Consultants Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.42	Piper Properties Consultants Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 34 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.43	Piper Properties Consultants Limited	Delete proposed amendments to E38.8.2 [refer to page 34-35 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.44	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.1 [refer to page 35 submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.45	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.2 [refer to page 35-36 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.46	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.1 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.47	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.2 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	949.48	Piper Properties Consultants Limited	Delete LDR zone in its entirety [refer to page 37-39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	949.49	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	949.50	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	949.51	Piper Properties Consultants Limited	Delete additional objectives (5)-(10) inserted at H5.2 [refer to page 39 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	949.52	Piper Properties Consultants Limited	Delete additional policies (6a)(7)(11)(12)(13)(14)(15)(16)(17) inserted at H5.3 [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	949.53	Piper Properties Consultants Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	949.54	Piper Properties Consultants Limited	Retain proposed provisions under H5.5(4) [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	949.55	Piper Properties Consultants Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.56	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.57	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.58	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.59	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.60	Piper Properties Consultants Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.61	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.62	Piper Properties Consultants Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.63	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.64	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	949.65	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.66	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.67	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.68	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.69	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.70	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 53 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.71	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to page 54-55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	949.72	Piper Properties Consultants Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA [refer to page 55-56 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.73	Piper Properties Consultants Limited	Delete proposed additions to H5.8.1(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.74	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to pages 56-57 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.75	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.76	Piper Properties Consultants Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.77	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.78	Piper Properties Consultants Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.79	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	949.80	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.81	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(1)(c) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.82	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.83	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(3)(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.84	Piper Properties Consultants Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.85	Piper Properties Consultants Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Development [refer to pages 63-66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.86	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.87	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to page 67 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.88	Piper Properties Consultants Limited	Retain proposed changes to Assessment criteria at H5.8(6) for height in relation to boundary [refer to page 69 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.89	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.90	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.91	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.92	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.93	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.94	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 73 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	949.95	Piper Properties Consultants Limited	Retain propose changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.96	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.97	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.98	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.99	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.100	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.101	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.102	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.103	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.104	Piper Properties Consultants Limited	Delete proposed special information requirements under H5.9 [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.105	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	949.106	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to pages 78-79 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	949.107	Piper Properties Consultants Limited	Retain MDRS provisions under H6.1 Zone description [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	949.108	Piper Properties Consultants Limited	Delete changes proposed to H6.2 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	949.109	Piper Properties Consultants Limited	Delete changes proposed to H6.3 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	949.110	Piper Properties Consultants Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	949.111	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	949.112	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	949.113	Piper Properties Consultants Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	949.114	Piper Properties Consultants Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.115	Piper Properties Consultants Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.116	Piper Properties Consultants Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.117	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.118	Piper Properties Consultants Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.119	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	949.120	Piper Properties Consultants Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 85 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.121	Piper Properties Consultants Limited	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	949.122	Piper Properties Consultants Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.123	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.124	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 87 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.125	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 88 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.126	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.127	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.128	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	949.129	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.1 Matters of Control [refer to page 91 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.130	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.2 Assessment criteria for Controlled activities [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	949.131	Piper Properties Consultants Limited	Reject matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.132	Piper Properties Consultants Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.133	Piper Properties Consultants Limited	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.134	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.135	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.136	Piper Properties Consultants Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.137	Piper Properties Consultants Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.138	Piper Properties Consultants Limited	Delete other proposed provisions under H6.8.1 [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.139	Piper Properties Consultants Limited	Delete proposed provisions under H6.8.2 Assessment criteria [refer to page 96 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.140	Piper Properties Consultants Limited	Delete proposed provisions under H6.9 Special Information Requirements [refer to page 103 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	949.141	Piper Properties Consultants Limited	Delete proposed 'Landscaped area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	949.142	Piper Properties Consultants Limited	Delete proposed 'Service Area' definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	949.143	Piper Properties Consultants Limited	Delete proposed 'Urban Heat Island' definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	949.144	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	949.145	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	949.146	Piper Properties Consultants Limited	Approve the broad application of MHU as notified.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	949.147	Piper Properties Consultants Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	949.148	Piper Properties Consultants Limited	Reject introduction of QMs and its relationship with the underlying zones to justify lower density zoning [refer to page 5 of submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	949.149	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	949.150	Piper Properties Consultants Limited	Reject LDR zoning for 70-72 Williamson Avenue, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	949.151	Piper Properties Consultants Limited	Reject LDR zoning for 49 Ariki Street, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	949.152	Piper Properties Consultants Limited	Reject aesthetic based character assessments [in relation to Grey Lynn area] [refer to page 10 of submission for details].	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Oppose	949.153	Piper Properties Consultants Limited	Reject approach to application of 800m walkable catchment.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	949.154	Piper Properties Consultants Limited	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

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FS79	Brendan Drury	Oppose	949.155	Piper Properties Consultants Limited	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	949.156	Piper Properties Consultants Limited	Reject inclusion of Combined Wastewater Network as QM.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	949.157	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	949.158	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	971.1	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres, metropolitan centres and rapid transit routes including bus routes throughout the Auckland region.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	971.2	RTJ Property Professionals Limited	Increase the city centre walkable catchment to a minimum of 2,500 metres from the edges of the city centre.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS79	Brendan Drury	Oppose	971.3	RTJ Property Professionals Limited	Increase the metropolitan centre walkable catchment to a minimum of 1,500 metres radius from the edges of metropolitan centres.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS79	Brendan Drury	Oppose	971.4	RTJ Property Professionals Limited	Apply a wider walkable catchment to all rapid transit routes including bus routes throughout the Auckland region. Walkable catchments should be increased to a minimum of 1,500 metres radius from rapid transit centres. In addition they should be applied within 200 metres of any bus route.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	971.5	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres throughout the Auckland region.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS79	Brendan Drury	Oppose	971.6	RTJ Property Professionals Limited	Do not upzone the rail [inferred light rail] corridor allowing more intensive development prior to the route being confirmed.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	971.7	RTJ Property Professionals Limited	Do not restrict development on all sites up-zoned based on Council's failure to provide sufficient waste water treatment and/or water supply infrastructure to cater for the development that has already occurred throughout the Auckland region and is required to satisfy the population growth expected within the Auckland region in the next 30 years.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	971.8	RTJ Property Professionals Limited	Do not restrict the number of sites and units to be accessed from driveways to that currently proposed under the plan change and the current operative plan. Use Christchurch District Plan controls [attached].	Subdivision	Urban Subdivision

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FS79	Brendan Drury	Oppose	971.9	RTJ Property Professionals Limited	See PC79 (Amendments to the transport provisions)	Other Plan Change	0
FS79	Brendan Drury	Oppose	971.10	RTJ Property Professionals Limited	Provide more and better infrastructure such as more frequent public transport to support the increased population, and provide more dedicated bus lanes.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	1066.1	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	1066.2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape assessment, D11.9.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1066.3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed mapping extent of the Waitākere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1066.4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed information requirement at D12.9 "An ecological assessment and landscape assessment prepared by a suitably qualified specialist may be required as part of a subdivision application, commensurate with the scale and likely effects of the proposed development".	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)

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FS79	Brendan Drury	Oppose	1066.5	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Oppose	1066.6	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1066.7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1066.8	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new rules (D14.4.1(A7A) – (A7D)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1066.9	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain existing standards D14.6.1 (Height) and D14.6.3.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS79	Brendan Drury	Oppose	1066.10	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1066.11	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1066.12	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1066.13	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1066.14	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new Policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)

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FS79	Brendan Drury	Oppose	1066.15	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1066.16	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1066.17	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended matters of discretion - D15.8.1(1) and (2) and assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1066.18	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1066.19	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove local and public views as a Qualifying Matter.	Qualifying Matters Other	Local Public Views (D16)

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FS79	Brendan Drury	Oppose	1066.20	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed provisions (Historic Heritage overlay as a qualifying matter)	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1066.24	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new introductory statement (3) to D18.4 Activity table if Low Density Residential zone is deleted from the Unitary Plan (preferred). Alternatively, delete the proposed introductory statement (3) to D18.4 Activity table if the Low Density Residential zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.25	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions significantly amending Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain provisions if underlying Low Density Residential zone is deleted and a more intensive zoning is applied. Amend standards to be complied with to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.26	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	1066.27	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent). Alternatively, retain provisions if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.28	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.29	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS79	Brendan Drury	Oppose	1066.30	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.31	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	1066.32	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	1066.33	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.34	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.2 'Height in relation to boundary' and amendments to existing standard D18.6.1.2 'Height in relation to boundary'. Rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.35	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.3 'Yards' and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.36	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.37	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.38	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.6 'Maximum impervious area' and amendments to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.39	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.7. 'Fences, walls and other structures' and amendments/additions to existing standard D18.6.1.7 'Fences, walls and other structures', rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.40	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at D18.8.1.1, addition to matter of discretion D18.8.1.1(2), replacement matter of discretion D18.8.1.1(3) and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.41	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1066.42	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new statement inserted under heading E36. Natural hazards and flooding: 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' Delete number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. Delete a amendment to E36.1. Background.	Qualifying Matters Other	Natural Hazards that are less than significant
FS79	Brendan Drury	Oppose	1066.43	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendment to E38.1. Introduction.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.44	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.2. Objectives.	Subdivision	Urban Subdivision

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FS79	Brendan Drury	Oppose	1066.45	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to Qualifying Matters, particularly the mapped Infrastructure Constraints in amendments to E38.2. Objectives.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.46	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to Table E38.4.2 Activity table - Subdivision in residential zones.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.47	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new addition of E38.8.1A. Standards – residential controlled activities activity applications. Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply. Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.48	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.8.2. Standards – residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.49	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.1. Matters of control.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.50	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.2. Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.51	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.1. Matters of discretion.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.52	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.2. Assessment criteria.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1066.53	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain application of Single House zone to periphery of the region.	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriateness of QMs (Other)

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FS79	Brendan Drury	Oppose	1066.55	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain mapped extent of the Mixed Housing Suburban zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1066.56	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the provisions of the Mixed Housing Suburban zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS79	Brendan Drury	Oppose	1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1066.59	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H5.2.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	1066.60	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H5.3.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1066.61	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new clarifying statement and rules introduced H5.4.1 Activity Table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1066.62	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions H5.5(1).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1066.63	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed new standard H5.6.3A 'Number of dwellings per site'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.64	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1066.65	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.66	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H5.6.5 HiRB amended to accord with MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.67	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.8 Yards to accord with MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.68	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete table H5.6.8.2 (riparian / lakeside / coastal protection yard).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.69	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.10 Building coverage to incorporate MDRS requirement.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1066.70	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H5.6.10(2) Building coverage requirement from the zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.71	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.11 Landscaped area to incorporate MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.72	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H5.6.11 Landscaped area not required by MDRS .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.73	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.12 Outlook space to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.74	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Support amendment to existing H5.6.12 Outlook space standard reducing outlook space requirement to 5m for four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.75	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to existing H5.6.12 Outlook space standard for four or more dwellings or otherwise amend to address reasons identified in submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.76	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.14 Outdoor living space to give effect to MDRS requirements for up to three dwellings	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.77	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to Standard H5.6.14 Outdoor living space.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.78	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.79	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.19 'Deep soil area and canopy tree'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.80	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.20 'Safety and privacy buffer from private pedestrian and vehicle accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.81	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.21 'Residential waste management'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1066.82	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H5.7.1(1) and assessment criteria H5.7.2(1).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.83	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.84	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain deletion of 'intensity' from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria; and delete other amendments from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.85	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete 'intensity' from H5.8.1(3)(a)(i) matters of matters of discretion and H5.8.2(1)(b)(i) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.86	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.87	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H5.8.1 (1)-(2) matters of discretion and H5.8.2 (1)-(2) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.88	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.1(3) matters of discretion and H5.8.2(3) assessment criteria provisions for IRDs.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.89	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.90	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(4) building height assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.91	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H5.8.2(6) HiRB assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.92	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(9) yards assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.93	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(10) maximum impervious areas assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.94	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(11) building coverage assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1066.95	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(12) landscaped area assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.96	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(13) outlook space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.97	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(14) daylight assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.98	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15) outdoor living space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.99	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15A) assessment criteria provisions for windows to street and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	1066.100	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(16) assessment criteria provisions for front, side and rear walls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.101	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(17) assessment criteria provisions for minimum dwelling size.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.102	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(18) assessment criteria provisions for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.103	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(19) assessment criteria provisions for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.104	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(20) residential waste assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	1066.105	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(21) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.106	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(22) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.107	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed special information requirements at H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal

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FS79	Brendan Drury	Oppose	1066.110	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Approve proposed amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1066.111	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H6.2.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1066.112	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H6.3.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1066.113	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in Activity Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1066.114	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions (H6.5(5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS79	Brendan Drury	Oppose	1066.115	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.116	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.117	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the MDRS H6.6.5 Height standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.118	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable at least six-storey development across in H6.6.5 Height Standards the zone.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1066.119	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H6.6.6-H6.6.8 Height in relation to boundary provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	1066.120	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H6.6.11(2) Building coverage requirement from the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.121	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in standard H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.122	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H6.6.13 Outlook Space	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.123	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H6.6.13 Outlook space which support reduction of outlook space to 5m. Opposed requirement for outlook from 4+ dwellings to align with outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.124	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendment to existing H6.6.15 Outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	1066.125	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to existing H6.6.19 Windows to Street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.126	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to standard H6.6.20 Deep soil area and canopy trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.127	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H6.6.21 'Safety and privacy buffer to private pedestrian and vehicle accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.128	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H6.6.22 'Residential waste management'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1066.129	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H6.7.1(1) and assessment criteria H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	1066.130	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(6).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.131	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.132	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7) relating to mapped stormwater disposal constraints.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS79	Brendan Drury	Oppose	1066.133	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.134	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

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FS79	Brendan Drury	Oppose	1066.135	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(22) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.136	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Stormwater Disposal Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS79	Brendan Drury	Oppose	1066.137	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.138	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the proposed deletion of 'intensity' from matters of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.139	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H6.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	1066.140	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.1 (1)-(2) matters of discretion and H6.8.2 assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.141	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.2(3),(5)-(6), (11)-(13),(15A),(17)-(22) assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.142	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H6.9. Special information requirements provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1066.143	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.1 zone provisions that directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.144	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.1 zone provisions relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions

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FS79	Brendan Drury	Oppose	1066.145	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.2 objectives relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.146	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character and all other proposed changes to H8.2 objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.147	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.3 policies relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.148	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend references to 'human scale' to better define / describe the outcomes sought, along with amending prescriptive nature of policies relating to built form and massing standards, and retain all other proposed changes to H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.149	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.4.1 Activity table provisions relating to qualifying matters and retain all other proposed changes qualifying matters and retain all other.	Business Zones provisions	City Centre Zone - all other provisions

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FS79	Brendan Drury	Oppose	1066.150	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.2. General building height provisions.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1066.151	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.5. Harbour edge height control plane provisions.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1066.152	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1066.153	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative provision H8.6.8(1)(b).	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1066.154	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.9. Rooftops provisions as proposed.	Business Zones provisions	City Centre Zone - height provisions

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FS79	Brendan Drury	Oppose	1066.155	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.10-H8.6.21 provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1066.156	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.23. Streetscape improvement and landscaping provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1066.157	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1066.158	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed Standard H8.6.24A Maximum east-west tower dimension provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1066.159	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25 Building frontage alignment and height.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

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FS79	Brendan Drury	Oppose	1066.160	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25A Building setback from boundaries: provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1066.161	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard H8.6.34. Through-site links provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.162	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(6) Matters of discretion provisions or otherwise amend as requested by: deleting any reference to 'existing' built form and character; deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.163	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(8B) Maximum east-west tower dimension matters of discretion provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1066.164	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(9) matters of discretion provisions.	Business Zones provisions	City Centre Zone - height provisions

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FS79	Brendan Drury	Oppose	1066.165	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed at H8.8.1(16) matters of discretion provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.166	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend proposed H8.8.2(1) and H8.8.2(6) assessment provisions by: deleting any reference to 'existing' built form and character; and deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1066.167	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(8B) Maximum east-west tower dimension assessment criteria provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1066.168	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(9) assessment criteria provisions.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1066.169	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.1. Zone description.	Business Zones provisions	Mixed Use Zone

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FS79	Brendan Drury	Oppose	1066.170	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.1. Zone description	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1066.171	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.2. objectives.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1066.172	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.2. objectives.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1066.173	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.3. objectives.	Business Zones provisions	Mixed Use Zone

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FS79	Brendan Drury	Oppose	1066.174	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.3. policies.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1066.175	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in purpose of Standard H13.6.1. Building height.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1066.176	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1066.177	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed landscaped area definition.	Plan making and procedural	Definitions

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FS79	Brendan Drury	Oppose	1066.178	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed service area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1066.179	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed urban heat island definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1066.180	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Apply the Height Variation Control to 39 Launch Road, Hobsonville to enable height of 35m across the northern end of the property. [Refer to pages 8 and 9 of the submission for detail].	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS79	Brendan Drury	Oppose	1073.1	Fulton Hogan Land Development Limited	Retain Residential MHU and THAB zoning within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1073.2	Fulton Hogan Land Development Limited	Retain the Wainui precinct provisions as notified - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS79	Brendan Drury	Oppose	1073.3	Fulton Hogan Land Development Limited	Delete the Infrastructure – Water and/or Wastewater Constraints Control as it applies within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS79	Brendan Drury	Oppose	1073.4	Fulton Hogan Land Development Limited	Amend H5.1 Zone description to clarify that the Residential MHU zone has a role in the reduction in carbon emissions through promoting a compact urban form [refer to Appendix 1, page 5 of submission for details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	1073.5	Fulton Hogan Land Development Limited	Retain Objective H5.2(A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.6	Fulton Hogan Land Development Limited	Retain Objective H5.2(B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.7	Fulton Hogan Land Development Limited	Amend H5.2(1) to 'Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.8	Fulton Hogan Land Development Limited	Approve deletion of Objective H5.2(2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.9	Fulton Hogan Land Development Limited	Retain operative objective H5.2(3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.10	Fulton Hogan Land Development Limited	Retain Objective H5.2(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.11	Fulton Hogan Land Development Limited	Delete Objective H5.2(5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.12	Fulton Hogan Land Development Limited	Amend Objective H5.2(6) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.13	Fulton Hogan Land Development Limited	Amend Objective H5.2(7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects. Development is supported by adequate infrastructure and services.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.14	Fulton Hogan Land Development Limited	Amend H5.2(8) to 'Enable a safe street environment, including passive surveillance for pedestrians within and adjacent to developments.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.15	Fulton Hogan Land Development Limited	Delete Objective H5.2(9) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.16	Fulton Hogan Land Development Limited	Delete Objective H5.2(10) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.17	Fulton Hogan Land Development Limited	Retain policy H5.3. (A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.18	Fulton Hogan Land Development Limited	Retain policy H5.3. (B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.19	Fulton Hogan Land Development Limited	Retain policy H5.3. (C1) as notified.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.20	Fulton Hogan Land Development Limited	Retain policy H5.3. (D1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.21	Fulton Hogan Land Development Limited	Retain policy H5.3. (E1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.22	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (1) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.23	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.24	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.25	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (4) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.26	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.27	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (6) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.28	Fulton Hogan Land Development Limited	Delete and replace H5.3. (6A) with additional policies under the heading Planned Built Character and Street Environment [refer to Appendix 1, page 6 and 7 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.29	Fulton Hogan Land Development Limited	Retain operative policy H5.3. (7); proposed deletion opposed - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.30	Fulton Hogan Land Development Limited	Retain policy H5.3. (8) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.31	Fulton Hogan Land Development Limited	Retain policy H5.3. (9) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.32	Fulton Hogan Land Development Limited	Retain policy H5.3. (10) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.33	Fulton Hogan Land Development Limited	Delete policy H5.3. (11) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.34	Fulton Hogan Land Development Limited	Amend policy H5.3. (12) to 'Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.35	Fulton Hogan Land Development Limited	Amend policy H5.3. (13) to 'Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.36	Fulton Hogan Land Development Limited	Delete policy H5.3. (14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.37	Fulton Hogan Land Development Limited	Delete policy H5.3. (15) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.38	Fulton Hogan Land Development Limited	Delete policy H5.3. (16) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1073.39	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.40	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.41	Fulton Hogan Land Development Limited	Amend H5.4.1. (A3) to comply with standards as outlined in submission [refer to Appendix 1, page 8 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.42	Fulton Hogan Land Development Limited	Amend H5.4.1. (A4) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.43	Fulton Hogan Land Development Limited	Amend H5.4.1. (A8) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.44	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.45	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.46	Fulton Hogan Land Development Limited	Amend H5.4.1. (A30A) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.47	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.48	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS79	Brendan Drury	Oppose	1073.49	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.50	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.51	Fulton Hogan Land Development Limited	Delete H5.4.1. (A32B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.52	Fulton Hogan Land Development Limited	Retain H5.4.1. (A33) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.53	Fulton Hogan Land Development Limited	Amend H5.5 (5) to comply with standards as outlined in submission [refer to Appendix 1, page 11 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.54	Fulton Hogan Land Development Limited	Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.55	Fulton Hogan Land Development Limited	[Delete H5.6.3C (Dwellings within the Infrastructure –Stormwater Disposal Constraints Control)] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1073.56	Fulton Hogan Land Development Limited	Retain H5.6.4. (Building height) as notified.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.57	Fulton Hogan Land Development Limited	Retain H5.6.5. (1), H5.6.5. (2A), H5.6.5. (3), H5.6.5. (4), H5.6.5. (5), H5.6.5. (6), H5.6.5. (7) (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.58	Fulton Hogan Land Development Limited	Reject deletion of H5 6.5 (2)(b) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.59	Fulton Hogan Land Development Limited	Approve deletion of H5.6.6. (Alternative height in relation to boundary) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.60	Fulton Hogan Land Development Limited	Approve deletion of H5.6.7. (Height in relation to boundary adjoining lower intensity zones) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.61	Fulton Hogan Land Development Limited	Retain H5.6.8. (Yards) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.62	Fulton Hogan Land Development Limited	Retain H5.6.9. (Maximum impervious area) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.63	Fulton Hogan Land Development Limited	Amend H5.6.10 (Building coverage) by deleting additional provisions for sites subject to the Significant Ecological Area Overlay - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.64	Fulton Hogan Land Development Limited	Amend H5.6.11 (Landscaped area) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.65	Fulton Hogan Land Development Limited	Amend H5.6.12. (Outlook space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.66	Fulton Hogan Land Development Limited	Delete H5.6.13. (Daylight) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.67	Fulton Hogan Land Development Limited	Amend H5.6.14. (Outdoor living space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.68	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H5.6.14. (Outdoor living space) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.69	Fulton Hogan Land Development Limited	Amend H5.6.15 (Front, side and rear fences and walls) to increase height to 2.5m within the side and rear yards - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.70	Fulton Hogan Land Development Limited	Amend H5.6.16 (Minimum dwelling size) to 40m² for one bedroom dwellings - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1073.71	Fulton Hogan Land Development Limited	Amend H5.6.17 (2) to 'Rainwater tanks located within a required outlook area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.72	Fulton Hogan Land Development Limited	Amend H5.6.17 (3) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m2 of the required 20m2 area.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.73	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission [refer to page 13 of submission for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.74	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission. If standard is retained amend as described [refer to page 13 for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.75	Fulton Hogan Land Development Limited	Delete H5.6.19 (Deep soil area and canopy tree) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.76	Fulton Hogan Land Development Limited	Delete H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.77	Fulton Hogan Land Development Limited	Delete H5.6.21 (Residential waste management) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1073.78	Fulton Hogan Land Development Limited	Amend H5.8.1.(2) as set out in the submission [refer to page 14 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.79	Fulton Hogan Land Development Limited	Amend H5.8.1.(3) as set out in the submission [refer to page 15 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.80	Fulton Hogan Land Development Limited	Retain H5.8.1.(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.81	Fulton Hogan Land Development Limited	Approve deletion of H5.8.1.(5) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.82	Fulton Hogan Land Development Limited	Delete H5.8.1.(6) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.83	Fulton Hogan Land Development Limited	Delete H5.8.1.(7) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.84	Fulton Hogan Land Development Limited	Delete H5.8.2.(2) to align with operative AUP approach as discussed in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.85	Fulton Hogan Land Development Limited	Delete H5.8.2.(2)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.86	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications achieve the matters outlined in the submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.87	Fulton Hogan Land Development Limited	Delete H5.8.2.(3)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.88	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications that infringe maximum height achieve policies as outlined in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.89	Fulton Hogan Land Development Limited	Retain H5.8.2.(5) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.90	Fulton Hogan Land Development Limited	Delete H5.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(6C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.91	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(7) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.92	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(8) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.93	Fulton Hogan Land Development Limited	Retain H5.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.94	Fulton Hogan Land Development Limited	Retain H5.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.95	Fulton Hogan Land Development Limited	Amend H5.8.2.(11) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.96	Fulton Hogan Land Development Limited	Retain H5.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.97	Fulton Hogan Land Development Limited	Retain H5.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.98	Fulton Hogan Land Development Limited	Delete H5.8.2.(14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.99	Fulton Hogan Land Development Limited	Amend H5.8.2.(15) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.100	Fulton Hogan Land Development Limited	Amend H5.8.2.(15A) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.101	Fulton Hogan Land Development Limited	Retain H5.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.102	Fulton Hogan Land Development Limited	Amend H5.8.2.(17) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.103	Fulton Hogan Land Development Limited	Delete H5.8.2.(18) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.104	Fulton Hogan Land Development Limited	Delete H5.8.2.(19) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.105	Fulton Hogan Land Development Limited	Delete H5.8.2.(20) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.106	Fulton Hogan Land Development Limited	Delete H5.8.2.(21) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.107	Fulton Hogan Land Development Limited	Delete H5.8.2.(22) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.108	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.109	Fulton Hogan Land Development Limited	Delete H5.9(2) Deep Soil Area and Canopy Tree. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.110	Fulton Hogan Land Development Limited	Delete H5.9 Residential waste management requirements - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1073.111	Fulton Hogan Land Development Limited	Amend H6.1 Zone description as outlined in submission [refer to page 20 of submission for details] - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.112	Fulton Hogan Land Development Limited	Delete 'Urban heat island'. See page 40 of submission	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.113	Fulton Hogan Land Development Limited	Retain objective H6.2 (B1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.114	Fulton Hogan Land Development Limited	Retain objective H6.2 (1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.115	Fulton Hogan Land Development Limited	Delete objective H6.2 (1A) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.116	Fulton Hogan Land Development Limited	Amend objective H6.2 (2) to 'Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. contributes to the creation of neighbourhoods with a high density residential built character, in a variety of forms comprising residential buildings generally up to five storeys.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.117	Fulton Hogan Land Development Limited	Retain operative H6.2 (3) objective - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.118	Fulton Hogan Land Development Limited	Retain objective H6.2 (4) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.119	Fulton Hogan Land Development Limited	Amend objective H6.2 (5) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change and supports a reduction in carbon emissions..' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.120	Fulton Hogan Land Development Limited	Delete objective H6.2 (6) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.121	Fulton Hogan Land Development Limited	Amend objective H6.2 (7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects supported by adequate infrastructure and services.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.122	Fulton Hogan Land Development Limited	Amend objective H6.2 (8) to 'Enable safer pedestrian movement within the immediate locality of higher density - THAB zone. developments to ensure ease of pedestrian movement to the rapid transport stops as safe street environment, including passive surveillance, for pedestrians within and adjacent to developments.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.123	Fulton Hogan Land Development Limited	Delete objective H6.2 (9) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.124	Fulton Hogan Land Development Limited	Retain policy H6.3 (A1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.125	Fulton Hogan Land Development Limited	Retain policy H6.3 (B1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.126	Fulton Hogan Land Development Limited	Retain policy H6.3 (C1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.127	Fulton Hogan Land Development Limited	Retain policy H6.3 (D1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.128	Fulton Hogan Land Development Limited	Retain policy H6.3 (E1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.129	Fulton Hogan Land Development Limited	Delete policy H6.3 (1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.130	Fulton Hogan Land Development Limited	Delete policy H6.3 (2) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.131	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (3). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.132	Fulton Hogan Land Development Limited	Delete H6.3 (A4) and replace with policies as outlined in the submission [refer to page 22 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.133	Fulton Hogan Land Development Limited	Delete policy H6.3 (4). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.134	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.135	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (6) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.136	Fulton Hogan Land Development Limited	Retain H6.3 (7) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.137	Fulton Hogan Land Development Limited	Retain operative H6.3 (8) policy. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.138	Fulton Hogan Land Development Limited	Retain policy H6.3 (9) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.139	Fulton Hogan Land Development Limited	Retain H6.3 (10) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.140	Fulton Hogan Land Development Limited	Delete policy H6.3 (11). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.141	Fulton Hogan Land Development Limited	Amend policy H6.3 (12) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 23 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.142	Fulton Hogan Land Development Limited	Amend policy H6.3 (13) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 24 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.143	Fulton Hogan Land Development Limited	Delete policy H6.3 (14) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.144	Fulton Hogan Land Development Limited	Delete policy H6.3 (15). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1073.145	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.146	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.147	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A3) as outlined in submission [refer to page 24 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.148	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A4) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.149	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.150	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3C). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.151	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.152	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.153	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.154	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.155	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.156	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.157	Fulton Hogan Land Development Limited	Delete H6.4.1 (A33b). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.158	Fulton Hogan Land Development Limited	Retain H6.4.1 (A35) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.159	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.5 (5) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1073.160	Fulton Hogan Land Development Limited	Delete H6.6.4B. (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.161	Fulton Hogan Land Development Limited	Delete H6.6.4C. (Dwellings within the Infrastructure - Stormwater Disposal Constraints Control).- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.162	Fulton Hogan Land Development Limited	Amend H6.6.5 (Building Height) to provide for 8 storey development as a minimum throughout the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.163	Fulton Hogan Land Development Limited	Delete the different height limits that apply inside and outside walkable catchments.- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.164	Fulton Hogan Land Development Limited	Amend H6.6.6(1), H6.6.6(2a), H6.6.6(3), H6.6.6(4), H6.6.6(5), H6.6.6(6), H6.6.6(7) (Height in relation to boundary) to apply the walkable catchment standard to the entire THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.165	Fulton Hogan Land Development Limited	Reject deletion of H5 6.6 (2b) (Height in relation to boundary (on open space zone boundaries) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.166	Fulton Hogan Land Development Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.167	Fulton Hogan Land Development Limited	Retain H6.6.9. (Yards) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.168	Fulton Hogan Land Development Limited	Retain H6.6.10. (Maximum impervious area) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.169	Fulton Hogan Land Development Limited	Amend H6.6.11. (Building coverage) to align with MDRS. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.170	Fulton Hogan Land Development Limited	Delete additional provisions for sites subject to the Significant Ecological Area Overlay under H6.6.11. (Building coverage. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.171	Fulton Hogan Land Development Limited	Apply H6.6.12. (Landscaped area) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.172	Fulton Hogan Land Development Limited	Apply H6.6.12. (Outlook space) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.173	Fulton Hogan Land Development Limited	Delete H6.6.13. (Daylight). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.174	Fulton Hogan Land Development Limited	Apply H6.6.15. (Outdoor living space) MDRS correctly to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.175	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H6.6.15. (Outdoor living space). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.176	Fulton Hogan Land Development Limited	Amend H6.6.16(1)(b) (Front, side and rear fences and walls) to increase height of side and rear yards to 2.5m. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.177	Fulton Hogan Land Development Limited	Amend H6.6.17(1)(b) (Minimum dwelling size) to refer to 40m².- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.178	Fulton Hogan Land Development Limited	Amend H6.6.18(2) [3] (Rainwater tanks) to 'Rainwater tanks located within a required outlook space area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.179	Fulton Hogan Land Development Limited	Amend H6.6.18(3) [4] (Rainwater tanks) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m² of the required 20m² area.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	1073.180	Fulton Hogan Land Development Limited	Delete H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.181	Fulton Hogan Land Development Limited	Amend H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as outlined in submission if standard is retained [refer to page 30 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.182	Fulton Hogan Land Development Limited	Delete H6.6.20. (Deep soil area and canopy tree). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.183	Fulton Hogan Land Development Limited	Delete H6.6.21. (Safety and privacy buffer to private pedestrian and vehicle accessways). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.184	Fulton Hogan Land Development Limited	Delete H6.6.22. (Residential waste management). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1073.185	Fulton Hogan Land Development Limited	Amend H6.8.1.(2) as outlined in submission [refer to page 31 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.186	Fulton Hogan Land Development Limited	Amend H6.8.1.(3) as outlined in submission [refer to page 32 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.187	Fulton Hogan Land Development Limited	Amend H6.8.1.(4) as outlined in submission [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.188	Fulton Hogan Land Development Limited	Approve deletion of H6.8.1.(5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.189	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(6) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.190	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(7) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.191	Fulton Hogan Land Development Limited	Delete H6.8.2.(2) and replace to align with operative AUP approach [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.192	Fulton Hogan Land Development Limited	Delete H6.8.2.(3) and replace to align with operative AUP approach [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.193	Fulton Hogan Land Development Limited	Delete H6.8.2.(5) and assess the extent that applications that infringe maximum height achieve policies as outlined in the submission [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.194	Fulton Hogan Land Development Limited	Delete H6.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(CA) [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.195	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(7). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.196	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(8). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.197	Fulton Hogan Land Development Limited	Retain H6.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.198	Fulton Hogan Land Development Limited	Retain H6.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.199	Fulton Hogan Land Development Limited	Amend H6.8.2.(11) as outlined in submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.200	Fulton Hogan Land Development Limited	Retain H6.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.201	Fulton Hogan Land Development Limited	Retain H6.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.202	Fulton Hogan Land Development Limited	Delete H6.8.2.(14). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.203	Fulton Hogan Land Development Limited	Amend H6.8.2.(15) as outlined in the submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.204	Fulton Hogan Land Development Limited	Amend H6.8.2.(15A) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.205	Fulton Hogan Land Development Limited	Retain H6.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.206	Fulton Hogan Land Development Limited	Amend H6.8.2.(17) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.207	Fulton Hogan Land Development Limited	Delete H6.8.2.(18). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.208	Fulton Hogan Land Development Limited	Delete H6.8.2.(19). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.209	Fulton Hogan Land Development Limited	Delete H6.8.2.(20). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.210	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.211	Fulton Hogan Land Development Limited	Delete H6.8.2.(22) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.212	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.213	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.214	Fulton Hogan Land Development Limited	Delete H5.6.9(2) Deep soil area and canopy tree and 'special information requirements' of H5.6.11. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.215	Fulton Hogan Land Development Limited	Delete H5.6.9(3) Residential waste management and 'special information requirements' of H5.6.11 - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1073.216	Fulton Hogan Land Development Limited	Delete objective E38.2 (10)(d) and E38.2 (10)(e).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.217	Fulton Hogan Land Development Limited	Retain objective E38.2 (11) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.218	Fulton Hogan Land Development Limited	Retain policy E38.3 (13) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.219	Fulton Hogan Land Development Limited	Delete policy E38.3 (31) - servicing.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.220	Fulton Hogan Land Development Limited	Delete policy E38.3 (32) - transport infrastructure.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.221	Fulton Hogan Land Development Limited	Retain policies E38.3 (33), E38.3 (34) and E38.3 (35) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.222	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13A) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.223	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13B) as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.224	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13D) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.225	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13E) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.226	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13F) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.227	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13G) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.228	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29A).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.229	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29B).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.230	Fulton Hogan Land Development Limited	Retain E38.5(2A) as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.231	Fulton Hogan Land Development Limited	Amend standards to be complied with under E38.5(2B) as outlined in submission [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.232	Fulton Hogan Land Development Limited	Add the notes under E38.8.1.2 to the versions in the Unitary Plan [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.233	Fulton Hogan Land Development Limited	Retain E38.8.1A as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.234	Fulton Hogan Land Development Limited	Retain E38.8.1A.2 as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.235	Fulton Hogan Land Development Limited	Delete E38.8.2.4. as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.236	Fulton Hogan Land Development Limited	Delete E38.8.2.7.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.237	Fulton Hogan Land Development Limited	Delete E38.8.2.8.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.238	Fulton Hogan Land Development Limited	Retain E38.11.1 as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.239	Fulton Hogan Land Development Limited	Retain E38.11.2 as notified.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.240	Fulton Hogan Land Development Limited	Delete E38.12.1 (10).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.241	Fulton Hogan Land Development Limited	Delete E38.12.1 (11).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.242	Fulton Hogan Land Development Limited	Delete E38.12.2 (10).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.243	Fulton Hogan Land Development Limited	Delete E38.12.2 (11).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1073.244	Fulton Hogan Land Development Limited	Retain MDRS as notified.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.245	Fulton Hogan Land Development Limited	Retain Accessible car park as notified.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1073.246	Fulton Hogan Land Development Limited	Delete 'Canopy tree'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.247	Fulton Hogan Land Development Limited	Delete 'Coastal erosion hazard area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.248	Fulton Hogan Land Development Limited	Delete 'Deep soil area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.249	Fulton Hogan Land Development Limited	Retain 'Dwelling' as notified.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.250	Fulton Hogan Land Development Limited	Retain 'Floodplain' as notified.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.251	Fulton Hogan Land Development Limited	Retain operative definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.252	Fulton Hogan Land Development Limited	Retain 'Relevant residential zone' as notified.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.253	Fulton Hogan Land Development Limited	Delete 'Servicing area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1073.254	Fulton Hogan Land Development Limited	Delete 'Urban heat island'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1079.1	The Coalition for More Homes	Approve intensification plan change [inferred] in isthmus suburbs [refer to page 5 of submission for definition of 'Isthmus suburbs'].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1079.2	The Coalition for More Homes	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1079.3	The Coalition for More Homes	Remove Special Character Overlay Business, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS79	Brendan Drury	Oppose	1079.4	The Coalition for More Homes	Amend criteria for determining Residential Special Character Areas to reflect elements of street and not individual houses if SCAR overlay retained. Underlying zoning should be the zoning that would apply if SCAR did not apply.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS79	Brendan Drury	Oppose	1079.5	The Coalition for More Homes	Increase maximum building height within WCs to at least 23m / 6 storeys.	Height	Residential Height - Technical Elements (storeys to height)
FS79	Brendan Drury	Oppose	1079.6	The Coalition for More Homes	Increase maximum building height within WC surrounding Newmarket metropolitan centre to at least 35m / 10 storeys	Height	RTN WC Intensification response
FS79	Brendan Drury	Oppose	1079.7	The Coalition for More Homes	Increase maximum building height within WC surrounding all train stations in the isthmus to at least 35m / 10 storeys (excluding Te Papapa and Onehunga)	Height	RTN WC Intensification response
FS79	Brendan Drury	Oppose	1079.8	The Coalition for More Homes	Amend height limit to at least 8 storeys / 29m for all other walkable catchments in the isthmus [i.e. Avondale to Otahuhu].	Height	RTN WC Intensification response
FS79	Brendan Drury	Oppose	1079.9	The Coalition for More Homes	Approve at least 6-storey buildings in all other walkable catchments outside of Isthmus [i.e. outside of area bound by Avondale to Otahuhu].	Height	RTN WC Intensification response
FS79	Brendan Drury	Oppose	1079.10	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	1079.11	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Height	RTN WC Intensification response
FS79	Brendan Drury	Oppose	1079.12	The Coalition for More Homes	Amend height for THAB sites in the isthmus [Avondale to Otahuhu] which are outside walkable catchments, to at least 6 storeys / 23m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.13	The Coalition for More Homes	Retain Integrated Residential Development as an activity in lower density zones.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1079.14	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.15	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.16	The Coalition for More Homes	Approve standards that enable a mix of activities.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1079.17	The Coalition for More Homes	Approve standards that enable a mix of activities.	Business Zones provisions	Business Zones (General or other)
FS79	Brendan Drury	Oppose	1079.18	The Coalition for More Homes	Approve the introduction of Statutory Design Guidance for apartments and medium density in Auckland.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1079.19	The Coalition for More Homes	Include 'Frequent Bus' services in the definition of 'Rapid Transit Service' where they have bus lanes or transit lanes along most of their route.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	1079.20	The Coalition for More Homes	Rezone land within walkable catchment of bus corridors with frequent services and extensive bus priority to enable at least 6 storeys.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1079.21	The Coalition for More Homes	Include arterial corridors within the isthmus [Avondale to Otahuhu] with planned or existing bus priority in the definition of 'Rapid Transit Service' and apply walkable catchment to these corridors.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.22	The Coalition for More Homes	Include the bus corridor from Great North Road (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.23	The Coalition for More Homes	Include the bus corridor from Sandringham Road (from Mt Albert Road to New North Road served by the 24 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.24	The Coalition for More Homes	Include the bus corridor from Dominion Road (from Denbigh Avenue to View Road, served by the 25 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.25	The Coalition for More Homes	Include the bus corridor from Mt Eden Road (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.26	The Coalition for More Homes	Include the bus corridor from Manukau Road (from Onehunga to Broadway, served by the 30 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.27	The Coalition for More Homes	Include the bus corridor from Great South Road (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.28	The Coalition for More Homes	Include the bus corridor from Remuera Road (from Broadway to McFarland St, served by the 75 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.29	The Coalition for More Homes	Include Te Papapa and Onehunga Train Stations as rapid transit stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1079.30	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops

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FS79	Brendan Drury	Oppose	1079.31	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops
FS79	Brendan Drury	Oppose	1079.32	The Coalition for More Homes	Rezone land around Constellation Station (within 800m of station) to enable residential uses as a permitted activity.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1079.33	The Coalition for More Homes	Rezone land to (Business) Mixed Use Zone for land within walkable catchments of rapid transit stations (e.g. Sunnyvale, Fruitvale Road, Meadowbank stations).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1079.34	The Coalition for More Homes	Add low intensity commercial activities such as dairies and cafes up to 100m2 GFA as a permitted activity in the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1079.35	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	1079.36	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS79	Brendan Drury	Oppose	1079.37	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	1079.38	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	1079.39	The Coalition for More Homes	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1079.40	The Coalition for More Homes	Increase height limits in highly accessible Town Centres, like those with a station on the rapid transit network, such as Avondale, Onehunga, Greenlane and Mt Albert.	Height	RTN WC Intensification response
FS79	Brendan Drury	Oppose	1079.41	The Coalition for More Homes	Amend height in relation to boundary provisions to at least 19m + 60 degrees in areas where submission recommends at least 6 storeys and at least 16m + 60 degrees where submission recommends at least 5 storeys, so as to enable perimeter block housing. Refer to submission for details.	Residential Zones	Residential Zones (General or other)

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FS79	Brendan Drury	Oppose	1079.42	The Coalition for More Homes	Approve standards that will enable perimeter block housing in walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.43	The Coalition for More Homes	Delete Standard H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.44	The Coalition for More Homes	Delete Standard H6.6.21 Safety and privacy buffer from private pedestrian vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.45	The Coalition for More Homes	Delete Standard H6.6.22 Residential waste management for up to three dwellings per site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.46	The Coalition for More Homes	Amend standard H6.6.20 to not require the total 10% in one contiguous area on a site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.47	The Coalition for More Homes	Amend Standard H6.6.20 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.48	The Coalition for More Homes	Approve the height in relation to boundary recession plane of 19m + 60 degrees within 21.5m of the site frontage, within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.49	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.50	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.51	The Coalition for More Homes	Apply 19m + 60 degree height in relation to boundary recession plane to all sites zoned THAB in isthmus [Avondale to Otahuhu].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.52	The Coalition for More Homes	Apply 16m + 60 degree height in relation to boundary plane for sites with a height limit of at least 5 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	1079.53	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.54	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (Residential MHU zone).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.55	The Coalition for More Homes	Delete THAB side yard setback within 21.5m of site frontage within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.56	The Coalition for More Homes	Approve Standard H6.6.15(4) - communal outdoor living areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.57	The Coalition for More Homes	Approve Standard H6.6.19 (glazing) but not for private vehicle or pedestrian access.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.58	The Coalition for More Homes	Include a clear definition of how compliance with Standard H6.6.19 (glazing) is achieved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.59	The Coalition for More Homes	Amend Standard H6.6.21 to reduce width requirement to 600mm (safety and privacy buffer).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.60	The Coalition for More Homes	Approve Standard H6.6.22 Residential waste management ['for more than three dwellings' inferred - refer sub-point 1079.45].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1079.61	The Coalition for More Homes	Delete Standard H5.6.19 Deep soil area and canopy tree for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.62	The Coalition for More Homes	Delete Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.63	The Coalition for More Homes	Delete Standard H5.6.21 Residential waste management for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.64	The Coalition for More Homes	Amend standard H5.6.19 to not require the total 10% in one contiguous area on a site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.65	The Coalition for More Homes	Amend Standard H5.6.19 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1079.66	The Coalition for More Homes	Amend Standard H5.6.20 to reduce width requirement to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.67	The Coalition for More Homes	Approve Standard H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.68	The Coalition for More Homes	Amend height in relation to boundary for four or more dwellings per site within 21.5m of the site frontage to 6m + 60 degrees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1079.69	The Coalition for More Homes	Reject Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS79	Brendan Drury	Oppose	1079.70	The Coalition for More Homes	Reject Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS79	Brendan Drury	Oppose	1079.71	The Coalition for More Homes	Reject Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	1079.72	The Coalition for More Homes	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1079.73	The Coalition for More Homes	Approve qualifying matter - D9 Significant Ecological Area.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	1079.74	The Coalition for More Homes	Approve qualifying matter - D10 Outstanding Natural Features and Outstanding Natural Landscapes.	Qualifying Matters A-I	ONL and ONF (D10)
FS79	Brendan Drury	Oppose	1079.75	The Coalition for More Homes	Approve qualifying matter - D11 Outstanding Natural Character and High Natural Character.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1079.76	The Coalition for More Homes	Approve qualifying matter - D12 Waitakere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1079.77	The Coalition for More Homes	Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1079.78	The Coalition for More Homes	Approve qualifying matter - D17 Historic heritage.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1079.79	The Coalition for More Homes	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS79	Brendan Drury	Oppose	1079.80	The Coalition for More Homes	Approve qualifying matter - D8 Wetland Management Area.	Qualifying Matters A-I	Wetland Management (D8)
FS79	Brendan Drury	Oppose	1079.81	The Coalition for More Homes	Approve qualifying matter - City Centre character buildings and built form controls.	Qualifying Matters Other	Character buildings: City Centre
FS79	Brendan Drury	Oppose	1079.82	The Coalition for More Homes	Approve qualifying matter - Auckland War Memorial Museum Viewshaft overlay.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS79	Brendan Drury	Oppose	1079.83	The Coalition for More Homes	Approve qualifying matter - Beachlands transport infrastructure control.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS79	Brendan Drury	Oppose	1079.84	The Coalition for More Homes	Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Oppose	1079.85	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS79	Brendan Drury	Oppose	1079.86	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1079.87	The Coalition for More Homes	Reject inclusion of the additional rules of the plan change for dwellings within existing overlay areas.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1079.88	The Coalition for More Homes	Delete Standard H8.6.24A Maximum east-west tower dimension - City Centre Zone.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1079.89	The Coalition for More Homes	Clarify the definition of glazing - City Centre Zone.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1079.90	The Coalition for More Homes	Clarify whether glazing with external louvres is included in 20% requirement - - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1079.91	The Coalition for More Homes	Approve removal of Floor Area Ratio Standards (H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18. H8.6.19, H8.6.20) - City Centre Zone.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1079.92	The Coalition for More Homes	Approve the Queen Street Valley control regarding frontage of older buildings on Queen Street - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1079.93	The Coalition for More Homes	Approve the sunlight access to public open space controls - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1079.94	The Coalition for More Homes	[Inferred] Reject the general height control of 72.5m across the city centre - H8.6.2, City Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1079.95	The Coalition for More Homes	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1980.1	University of Auckland	Delete or amend objectives H8.2(4)(d) and H8.2(13) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1980.2	University of Auckland	Delete or amend Polices H8.3(12A), H8.3(14) and H8.3(30A) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions

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FS79	Brendan Drury	Oppose	1980.3	University of Auckland	Delete standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.18, H8.6.19, H8.6.20, and H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1980.4	University of Auckland	Delete standards H8.6.22, H8.6.24, H8.6.24A, H8.6.25, H8.6.25A, H8.6.32, and H8.6.34 or amended to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1980.5	University of Auckland	Delete special information requirement H8.10.1.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1980.6	University of Auckland	Delete Figures 10, 11, 12, 13, 14, 15 and 16 in Appendix 11 Business – City Centre Zone sunlight admission into public places, or amended to address the concerns set out in the submission	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1980.7	University of Auckland	Delete standards I207.6.3 and I207.6.4 and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS79	Brendan Drury	Oppose	1980.8	University of Auckland	Delete rules I207.4(A23) and I207.4(A24) and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS79	Brendan Drury	Oppose	1980.9	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS79	Brendan Drury	Oppose	1980.10	University of Auckland	Apply building heights of at least 30m to 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1980.11	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS79	Brendan Drury	Oppose	1980.12	University of Auckland	Supports the identification of 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton being located within a walkable catchment.	Walkable Catchments	WC City Centre - Extent

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FS79	Brendan Drury	Oppose	1086.1	Sonn Group	Amend the plan change provisions to give effect to the NPS-UD and RM Enabling Act.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1086.2	Sonn Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act .	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1086.3	Sonn Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1086.4	Sonn Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1086.5	Sonn Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	1086.6	Sonn Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1086.7	Sonn Group	Remove reference to LDRZ [proposed amendments] to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1086.8	Sonn Group	Remove reference to QM under E38.1 Introduction [refer to page 12 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.9	Sonn Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.10	Sonn Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.11	Sonn Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.12	Sonn Group	Delete proposed amendments to E38.3 Policies. [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.13	Sonn Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.14	Sonn Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.15	Sonn Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.16	Sonn Group	Delete proposed amendments to E38.8.2 Standards - residential restricted discretionary activities [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.17	Sonn Group	Delete proposed amendments to E38.11.1 Matters of Control [refer to page 16 submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.18	Sonn Group	Delete proposed amendments to E38.11.2 Assessment Criteria for Controlled Activities [refer to page 16 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.19	Sonn Group	Delete proposed amendments to E38.12.1 Matters of discretion [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1086.20	Sonn Group	Delete proposed amendments to E38.12.2 Assessment Criteria [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision

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FS79	Brendan Drury	Oppose	1086.21	Sonn Group	Delete LDRZ in it's entirety	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1086.22	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1086.23	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1086.24	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1086.25	Sonn Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1086.26	Sonn Group	Delete additional objectives inserted at H5.2 [refer to page 20 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1086.27	Sonn Group	Delete additional policies inserted at H5.3 [refer to page 21 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1086.28	Sonn Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1086.29	Sonn Group	Retain proposed provisions under H5.5(4) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1086.30	Sonn Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.31	Sonn Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.32	Sonn Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.33	Sonn Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.34	Sonn Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.35	Sonn Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1086.36	Sonn Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.37	Sonn Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.38	Sonn Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.39	Sonn Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.40	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.41	Sonn Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.42	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 31 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.43	Sonn Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.44	Sonn Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.45	Sonn Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.46	Sonn Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1086.47	Sonn Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.48	Sonn Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.49	Sonn Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.50	Sonn Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	1086.51	Sonn Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.52	Sonn Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.53	Sonn Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.54	Sonn Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.55	Sonn Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.56	Sonn Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.57	Sonn Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.58	Sonn Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.59	Sonn Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.60	Sonn Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.61	Sonn Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.62	Sonn Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.63	Sonn Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1086.64	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(9) 'for yards'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1086.65	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(10) ‘for maximum impervious areas'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.66	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(11) ‘for building coverage’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.67	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(12) ‘for landscaped area’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.68	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(13) ‘for outlook space’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.69	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(14) ‘for daylight'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.70	Sonn Group	Retain proposed changes to assessment criteria H5.8.2(15) ‘for outdoor living space'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.71	Sonn Group	Delete proposed assessment criteria H5.8.2(15A) ‘for windows to street and pedestrian accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.72	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(16) ‘for front, side and rear walls’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.73	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(17) ‘for minimum dwelling size’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.74	Sonn Group	Delete proposed assessment criteria H5.8.2(18) ‘for deep soil area and canopy’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.75	Sonn Group	Delete proposed assessment criteria H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1086.76	Sonn Group	Delete proposed assessment criteria H5.8.2(20) 'for residential waste'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.77	Sonn Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.78	Sonn Group	Delete proposed assessment criteria H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.79	Sonn Group	Delete proposed special information requirements at H5.9(1), H5.9(2), H5.9(3) and H5.9(4).	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS79	Brendan Drury	Oppose	1086.80	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1086.81	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1086.82	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1086.83	Sonn Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1086.84	Sonn Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1086.85	Sonn Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1086.86	Sonn Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1086.87	Sonn Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1086.88	Sonn Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1086.89	Sonn Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1086.90	Sonn Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1086.91	Sonn Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.92	Sonn Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.93	Sonn Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.94	Sonn Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.95	Sonn Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.96	Sonn Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.97	Sonn Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.98	Sonn Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1086.99	Sonn Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.100	Sonn Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.101	Sonn Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.102	Sonn Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.103	Sonn Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.104	Sonn Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1086.105	Sonn Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.106	Sonn Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.107	Sonn Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.108	Sonn Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 73 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.109	Sonn Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	1086.110	Sonn Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.111	Sonn Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.112	Sonn Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.113	Sonn Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.114	Sonn Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.115	Sonn Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.116	Sonn Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1086.117	Sonn Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1086.118	Sonn Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1086.119	Sonn Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1086.120	Sonn Group	Retain I615.4 Activity Table Pre-Amble.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS79	Brendan Drury	Oppose	1086.121	Sonn Group	Delete the reference to 'except in Sub-Precinct D' under Table I615.4.2(A11).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS79	Brendan Drury	Oppose	1086.122	Sonn Group	Reject deletion of I615.6.4 'Activity thresholds Sub-precinct D' standards (1) and (2).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS79	Brendan Drury	Oppose	1086.123	Sonn Group	Approve the broad application of the MHU zone. See page 4 of submission.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1086.124	Sonn Group	Approve the application of THAB within walkable catchments. See page 5 of submission.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1086.125	Sonn Group	Reject introduction of QMs into zones [See page 5 of submission - refer to submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1086.126	Sonn Group	Reject inclusion of Westgate Precinct as a qualifying matter. See page 7 of submission.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS79	Brendan Drury	Oppose	1175.1	SD Patel Family Trust	Increase the existing 13m Height Variation Control at 4A Seymour Street and 6 Seymour Street, Ponsonby to 21m (6 storeys)	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1182.1	Body Corporate 128255	Remove the special character overlay from the site at 11 Cowan Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	1182.2	Body Corporate 128255	Rezone the site at 11 Cowan Street, Ponsonby from Low Density Residential zone to Terrace Housing and Apartment Building zone	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	1182.3	Body Corporate 128255	Apply a maximum height limit of 19m via a Height Variation Control to the property at 11 Cowan Street, Ponsonby.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1359.1	Hugh Green Limited	Retain the National Grid Corridor Overlay provisions in D26 without change.	Qualifying Matters A-I	National Grid (D26)
FS79	Brendan Drury	Oppose	1359.2	Hugh Green Limited	Retain the Natural Hazard provisions in E36 without change.	Qualifying Matters Other	Natural Hazards that are less than significant
FS79	Brendan Drury	Oppose	1359.3	Hugh Green Limited	Reject additional rules beyond existing provisions which accommodate qualifying matters that would create new restrictions to development [refer to page 3 of submission for details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1359.4	Hugh Green Limited	Relocate all proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland - wide or precinct provisions. [refer to page 4 for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1359.5	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters] relocating all new rules related to Significant Ecological Areas to section D9.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	1359.6	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters by] inserting a new overlay section for Infrastructure Constraints.	Qualifying Matters - Infrastructure	H22 Strategic Transport Zone
FS79	Brendan Drury	Oppose	1359.7	Hugh Green Limited	Delete the proposed Low Density Residential Zone in full.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1359.8	Hugh Green Limited	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1359.9	Hugh Green Limited	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1359.10	Hugh Green Limited	Rezone all vested reserves proposed to be within a residential zone to the appropriate Open Space zone.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1359.11	Hugh Green Limited	Retain the phrase 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' for floodplain definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1359.12	Hugh Green Limited	Delete H5.6.19, H5.6.20, H5.6.21 from standards to be complied with under H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1359.13	Hugh Green Limited	Delete H6.6.20, H6.6.21, H6.6.22 from standards to be complied with under H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1359.14	Hugh Green Limited	Delete H6.6.20(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1359.15	Hugh Green Limited	Amend H6.6.20(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1359.16	Hugh Green Limited	Delete H5.6.19(1)(c)	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1359.17	Hugh Green Limited	Amend H5.6.19(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1359.18	Hugh Green Limited	Amend H5.6.14(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1359.19	Hugh Green Limited	Amend H5.6.19 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1359.20	Hugh Green Limited	Amend H6.6.15(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1359.21	Hugh Green Limited	Amend H6.6.20 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1359.22	Hugh Green Limited	Amend provisions under E38 to reflect requested changes to MHU and THAB zone provisions [refer to page 6 of submission for details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1359.23	Hugh Green Limited	Amend site size requirements under Tables E38.8.2.3.1 and E38.8.3.1.1 so the requirements for the LDR (if retained) and the THAB zone match the requirements for the MHU zone.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1359.24	Hugh Green Limited	Amend Table E38.4.2 to provide for vacant sites subdivision within the LDR (if retained), MHU zone and THAB zone as a controlled activity, regardless of the size of the parent site, subject to compliance with all of the relevant standards.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1359.25	Hugh Green Limited	Amend H16.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Heavy Industry Zone
FS79	Brendan Drury	Oppose	1359.26	Hugh Green Limited	Amend H17.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Light Industry Zone
FS79	Brendan Drury	Oppose	1359.27	Hugh Green Limited	Amend Auckland-wide Land disturbance – District provisions at E12.5 Notification as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1359.28	Hugh Green Limited	Amend Auckland-wide - Infrastructure Transport provisions at E27.5(1) as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1359.29	Hugh Green Limited	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1359.30	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	1359.31	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1359.32	Hugh Green Limited	Amend to 'apply a 27m height variation control for Mixed Use and THAB sites within 400m of the Onehunga town centre to match the height limit of the town centre.'	Centres - NPS-UD Policy 3d response	Onehunga Town Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	1359.33	Hugh Green Limited	Apply MDRS to Flat Bush Sub-precinct C.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1359.34	Hugh Green Limited	Apply MDRS to all other relevant HASHAA precincts [refer to page 10 of submission for details].	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	1359.35	Hugh Green Limited	Approve zoning of SHZ and MHS land to MHU within Redhills Precinct.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS79	Brendan Drury	Oppose	1359.36	Hugh Green Limited	Rezone land within 200m of the Local Centre Zone in the centre of the Redhills Precinct to THAB [refer to page 12 and Appendix 1 in submission for details].	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1359.37	Hugh Green Limited	Extend WC boundary of Westgate Metropolitan Centre over the THAB zone extent of 1 Dunlop Road and 76-78 Fred Taylor Drive, Massey.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS79	Brendan Drury	Oppose	1359.38	Hugh Green Limited	Apply the THAB zone to a WC generally within 200m of the Local Centre zone in the centre of the Redhills Precinct and identify this land as the WC for the Redhills Local Centre [refer to page 12 and Appendix 1 in submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS79	Brendan Drury	Oppose	1359.39	Hugh Green Limited	Amend I610.4 to clarify which rules in the Redhills Precinct replace those in underlying zones for up to three dwellings [refer to page 12 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS79	Brendan Drury	Oppose	1359.40	Hugh Green Limited	Remove the ridgeline protection overlay along Redhills Road.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS79	Brendan Drury	Oppose	1359.41	Hugh Green Limited	Amend standards I610.6.4(1) and I610.6.4(2) to remove reference to Redhills Precinct: Precinct Plan 1.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS79	Brendan Drury	Oppose	1359.42	Hugh Green Limited	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 to be consistent with memorandum as set out in appendix 2 [refer to Appendix 2 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS79	Brendan Drury	Oppose	1359.43	Hugh Green Limited	Approve the changes to the noise attenuation standards within the Strategic Transport Corridor zone.	Other Zones provisions	H22 Strategic Transport Zone
FS79	Brendan Drury	Oppose	1359.44	Hugh Green Limited	Delete the 'zone and precinct standards to be complied with" column' under Table I449.4.1.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.45	Hugh Green Limited	Delete I449.4.1 (A7) [sic A7A] and I449.4.1 (A9) and associated provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.46	Hugh Green Limited	Delete standard I449.6.2.2.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.47	Hugh Green Limited	Amend Standard H22.6.4 to specify that Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone

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FS79	Brendan Drury	Oppose	1359.48	Hugh Green Limited	Approve THAB zoning of sites immediately adjoining the Pinehill Local Centre, including 3 Ballymore Drive and 5 Ballymore Drive, Pinehill.	Centres - NPS-UD Policy 3d response	Greville Local Centre - extent of intensificatio n
FS79	Brendan Drury	Oppose	1359.49	Hugh Green Limited	Amend height in relation to boundary standards for business zones to include 'The height in relation to boundary standard does not apply to internal zone boundaries within a site or group of sites.' [or similar].	Business Zones provisions	General
FS79	Brendan Drury	Oppose	1359.50	Hugh Green Limited	Amend I449.1 to 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.' [refer to page 21 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.51	Hugh Green Limited	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.52	Hugh Green Limited	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.53	Hugh Green Limited	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.54	Hugh Green Limited	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.55	Hugh Green Limited	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.56	Hugh Green Limited	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.57	Hugh Green Limited	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.58	Hugh Green Limited	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.59	Hugh Green Limited	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.60	Hugh Green Limited	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.61	Hugh Green Limited	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.62	Hugh Green Limited	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS79	Brendan Drury	Oppose	1359.63	Hugh Green Limited	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.64	Hugh Green Limited	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.65	Hugh Green Limited	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.66	Hugh Green Limited	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.67	Hugh Green Limited	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.68	Hugh Green Limited	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.69	Hugh Green Limited	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.70	Hugh Green Limited	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.71	Hugh Green Limited	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.72	Hugh Green Limited	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.73	Hugh Green Limited	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.74	Hugh Green Limited	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.75	Hugh Green Limited	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.76	Hugh Green Limited	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.77	Hugh Green Limited	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS79	Brendan Drury	Oppose	1359.78	Hugh Green Limited	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.79	Hugh Green Limited	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.80	Hugh Green Limited	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.81	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.82	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.83	Hugh Green Limited	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.84	Hugh Green Limited	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1359.85	Hugh Green Limited	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	1380.1	Synergy Planning	Remove the Special Character Areas Residential overlay qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	1380.2	Synergy Planning	Remove the Combined Wastewater Network Control qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS79	Brendan Drury	Oppose	1380.3	Synergy Planning	Rezone 2 Anglesea Street, Freemans Bay and apply MDRS (submitter considers either Mixed Housing Urban or THAB zoning to be appropriate).	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	1430.1	Hanno Willers	Increase walking catchments.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	1430.2	Hanno Willers	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1430.3	Hanno Willers	Enable or encourage perimeter block development.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1442.1	Jeremy Christian Hansen	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1442.2	Jeremy Christian Hansen	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	1543.1	Winton Land Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1543.2	Winton Land Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1543.3	Winton Land Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	1543.4	Winton Land Limited	Delete the proposed requirement D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1543.5	Winton Land Limited	Retain the proposed mapping extent of the Waitakere Ranges Heritage Area as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1543.6	Winton Land Limited	Delete the proposed information requirements for ecological and landscape assessments under D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1543.7	Winton Land Limited	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Oppose	1543.8	Winton Land Limited	Retain new objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS79	Brendan Drury	Oppose	1543.9	Winton Land Limited	Retain the new policy D14.3(5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.10	Winton Land Limited	Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.11	Winton Land Limited	Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.12	Winton Land Limited	Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.13	Winton Land Limited	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.14	Winton Land Limited	Retain new assessment criterion D14.8.2(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.15	Winton Land Limited	Approve Ridgeline Protection Overlay identified as a QM.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1543.16	Winton Land Limited	Retain new policy D15.3(3) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1543.17	Winton Land Limited	Retain amended rule D15.4.1(A1) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1543.18	Winton Land Limited	Retain new standard D15.6.1 as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1543.19	Winton Land Limited	Retain amended matters of discretion D15.8.1(1) and D15.8.1(2), and amended assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.20	Winton Land Limited	Remove the proposed special information required for landscape and visual assessments under D15.9.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1543.21	Winton Land Limited	Remove Local and Public Views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS79	Brendan Drury	Oppose	1543.22	Winton Land Limited	Retain Historic Heritage Overlay as a QM, and existing rules.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	1543.23	Winton Land Limited	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1543.24	Winton Land Limited	Retain the proposed amendments to D18.1 Background if D18 Special Character is retained as a QM.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.25	Winton Land Limited	Delete the new Special Character Area Overlay - Residential objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.26	Winton Land Limited	Retain the new introductory statement (3) to D18.4 if the LDR Zone is removed from the Plan.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.27	Winton Land Limited	Remove the new introductory statement (3) to D18.4 if the LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.28	Winton Land Limited	Delete the proposed provisions in Activity Table D18.4.1.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.29	Winton Land Limited	Retain the proposed provisions in Activity Table D18.4.1 if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.30	Winton Land Limited	Delete new introductory statements at (3) and (5) Activity Table D18.4 'Special Character Areas Overlay - Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	1543.31	Winton Land Limited	Delete new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay - Residential'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.32	Winton Land Limited	Delete any duplication of underlying zone requirements relating to new standards D18.6.1A.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.33	Winton Land Limited	Retain new standards D18.6.1A if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.34	Winton Land Limited	Delete proposed new standard under D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.35	Winton Land Limited	Delete proposed standard under D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.36	Winton Land Limited	Delete proposed provisions under D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.37	Winton Land Limited	Delete proposed provisions under D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.38	Winton Land Limited	Delete proposed provisions under D18.6.1A.5 ' Care centres accommodating up to 10 people per site excluding staff' to rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.39	Winton Land Limited	Delete new proposed purpose statement under D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.40	Winton Land Limited	Delete proposed provisions under D18.6.1.2 'Height in relation to boundary' in relation to the purpose and standard to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.41	Winton Land Limited	Delete proposed provisions under D18.6.1.3 'Yards' in relation to the purpose and standard.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.42	Winton Land Limited	Delete proposed new purpose under D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS79	Brendan Drury	Oppose	1543.43	Winton Land Limited	Delete proposed provisions under D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.44	Winton Land Limited	Delete proposed provisions under D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.45	Winton Land Limited	Delete proposed provisions under D18.6.7 'Fences' in relation to purpose and standard to rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.46	Winton Land Limited	Delete proposed changes under D18.8.1.1 'Matters of discretion' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.47	Winton Land Limited	Delete proposed changes under D18.8.2.1 'Assessment criteria' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.48	Winton Land Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1543.49	Winton Land Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1543.50	Winton Land Limited	Remove reference to QM under E38.1 Introduction.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.51	Winton Land Limited	Delete proposed Objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.52	Winton Land Limited	Delete proposed amendments to E38.3 Policies.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.53	Winton Land Limited	Delete proposed amendments to E38.4.2 Activity Table.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.54	Winton Land Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.55	Winton Land Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.56	Winton Land Limited	Delete proposed amendments to E38.8.2 Standards - Residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.57	Winton Land Limited	Delete proposed amendments to E38.11.1 Matters of control.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.58	Winton Land Limited	Delete proposed amendments to E38.11.2 Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.59	Winton Land Limited	Delete proposed amendments to E38.12.1 Matters of discretion.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.60	Winton Land Limited	Delete proposed amendments to E38.12.2 Assessment criteria.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.61	Winton Land Limited	Retain application of Residential Single House zone to periphery of the region [refer to page 42 of the submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1543.62	Winton Land Limited	Delete LDR zone in its entirety [see page 43 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1543.63	Winton Land Limited	Retain the provisions of the MHS zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1543.64	Winton Land Limited	Retain the provisions of the MHS zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS79	Brendan Drury	Oppose	1543.65	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1543.66	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1543.67	Winton Land Limited	Delete additional objectives inserted at H5.2 Objectives.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1543.68	Winton Land Limited	Delete additional policies inserted at H5.3 Policies.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1543.69	Winton Land Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1543.70	Winton Land Limited	Retain proposed provisions under H5.5(4) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1543.71	Winton Land Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.72	Winton Land Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.73	Winton Land Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details]. .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1543.74	Winton Land Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.75	Winton Land Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.76	Winton Land Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.77	Winton Land Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.78	Winton Land Limited	Delete QM and SEA requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.79	Winton Land Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.80	Winton Land Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.81	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.82	Winton Land Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.83	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.84	Winton Land Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.85	Winton Land Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.86	Winton Land Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.87	Winton Land Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1543.88	Winton Land Limited	Delete proposed provisions under H5.7.1 Matters of control and H5.7.2(1) Assessment criteria for controlled activities.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.89	Winton Land Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.90	Winton Land Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.91	Winton Land Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.92	Winton Land Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.93	Winton Land Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.94	Winton Land Limited	Delete matter of discretion at H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.95	Winton Land Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.96	Winton Land Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.97	Winton Land Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.98	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.99	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.100	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.101	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.102	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.103	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.104	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.105	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.106	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.107	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.108	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.109	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.110	Winton Land Limited	Delete proposed changes to Assessment criteria under H5.8.2(18) for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.111	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.112	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.113	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.114	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.115	Winton Land Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.116	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1543.117	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.118	Winton Land Limited	Retain MDRS provisions under H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1543.119	Winton Land Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1543.120	Winton Land Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1543.121	Winton Land Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1543.122	Winton Land Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1543.123	Winton Land Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1543.124	Winton Land Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1543.125	Winton Land Limited	Delete new standards at H6.6 [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.126	Winton Land Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.127	Winton Land Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.128	Winton Land Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.129	Winton Land Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.130	Winton Land Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.131	Winton Land Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.132	Winton Land Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.133	Winton Land Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.134	Winton Land Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.135	Winton Land Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.136	Winton Land Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree),	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.137	Winton Land Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.138	Winton Land Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1543.139	Winton Land Limited	Delete proposed provisions under H6.7.1 Matters of control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.140	Winton Land Limited	Delete proposed provisions under H6.7.2 Assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.141	Winton Land Limited	Reject Matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.142	Winton Land Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.143	Winton Land Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.144	Winton Land Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.145	Winton Land Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.146	Winton Land Limited	Delete other proposed provisions under H6.8.1 matters of discretion [refer to page 98 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.147	Winton Land Limited	Delete proposed provisions under H6.8.2 assessment criteria [refer to page 101 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.148	Winton Land Limited	Delete proposed provisions under H6.9 Special information requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.149	Winton Land Limited	Retain amendments to H8.1 zone description that directly support implementation of the NPS-UD.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.150	Winton Land Limited	Delete proposed provisions in H8.1 Zone description in relation to QM.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.151	Winton Land Limited	Delete proposed provisions at H8.2 Objectives relating to QM.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.152	Winton Land Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character at H8.2 Objectives,	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.153	Winton Land Limited	Retain all other proposed changes to H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.154	Winton Land Limited	Delete proposed provisions relation to QM at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.155	Winton Land Limited	Amend references to 'human scale' to better define/describe the outcomes sought at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.156	Winton Land Limited	Amend prescriptive nature of policies relation to built form and massing standards at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.157	Winton Land Limited	Retain all other proposed changes to H8.3 Policies [refer to page 111 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.158	Winton Land Limited	Delete the identification of QM from H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.159	Winton Land Limited	Retain other proposed changes to H8.4.1 Activity Table [refer to page 113 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.160	Winton Land Limited	Retain proposed provisions for H8.6.2 (General building height).	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1543.161	Winton Land Limited	Retain proposed provisions H8.6.5 (Harbour edge height control plane).	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1543.162	Winton Land Limited	Retain operative standard H8.6.6 'Exception to the harbour edge height control plane'.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.163	Winton Land Limited	Retain the operative provision H8.6.8(1)(b) 'Measuring building height'.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1543.164	Winton Land Limited	Retain provisions as proposed for H8.6.9 (Rooftops).	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.165	Winton Land Limited	Approve proposed deletion of standard H.8.6.10 (Basic floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.166	Winton Land Limited	Approve proposed deletion of standard H8.6.11(Bonus floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.167	Winton Land Limited	Approve proposed deletion of standard H8.6.12 (Bonus floor area ratio - light and outlook).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.168	Winton Land Limited	Approve proposed deletion of standard H8.6.13 (Bonus floor area - use or transfer of historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.169	Winton Land Limited	Approve proposed deletion of standard H8.6.14 (Bonus floor area - securing historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.170	Winton Land Limited	Approve proposed deletion of standard H8.6.15 (Bonus floor area - bonus floor space calculation for scheduled heritage buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.171	Winton Land Limited	Approve proposed deletion of standard H8.6.16 (Bonus floor area - bonus floor space calculation for identified special character buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.172	Winton Land Limited	Approve proposed deletion of standard H8.6.17 (Bonus floor area - public open space).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.173	Winton Land Limited	Approve proposed deletion of standard H8.6.18 (Bonus floor area - through-site link).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.174	Winton Land Limited	Approve proposed deletion of standard H8.6.19 (Bonus floor area - through-site links through identified blocks).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.175	Winton Land Limited	Approve proposed deletion of standard H8.6.20 (Bonus floor area - works of art).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.176	Winton Land Limited	Approve proposed deletion of standard H8.6.21 Maximum total floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1543.177	Winton Land Limited	Approve proposed deletion of standard H.6.8.23 (Streetscape improvement and landscaping).	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.178	Winton Land Limited	Delete proposed provisions for H8.6.24 (Maximum tower dimension, setback from the street and tower separation in special height area).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.179	Winton Land Limited	Delete proposed provisions under H8.6.24A (Maximum east-west tower dimension).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1543.180	Winton Land Limited	Delete proposed amendments to standard H8.6.25 (Building frontage alignment and height).	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.181	Winton Land Limited	Delete proposed provisions under H8.6.25A (Building setback from boundaries).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1543.182	Winton Land Limited	Retain proposed provisions under H8.6.34 (Through-site links).	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.183	Winton Land Limited	Delete proposed changes or otherwise amend as requested for H8.8.1 Matters of discretion [refer to page 119 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.184	Winton Land Limited	Delete proposed provisions or otherwise amend as required for H8.8.2 Assessment Criteria [refer to page 120 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1543.185	Winton Land Limited	Remove any reference to QM in zone description H13.1.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.186	Winton Land Limited	Remove any reference to QM for H13.2 Objectives.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.187	Winton Land Limited	Remove any reference to QM for H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.188	Winton Land Limited	Remove any reference to QM under the purpose of standard H13.6.1 Building height.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.189	Winton Land Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1543.190	Winton Land Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1543.191	Winton Land Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1543.192	Winton Land Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1543.193	Winton Land Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.194	Winton Land Limited	No specific decision stated in relation to inclusion of ONC/HNC overlays as qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1543.195	Winton Land Limited	No specific decision stated in relation to mapping of ONC/HNC areas within RUB are zoned LDR, Large Lot, Open Space - Conservation, Open Space - Informal Recreation and FUZ.	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1543.196	Winton Land Limited	No specific decision stated in relation to rule D11.4.1(A12).	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1543.197	Winton Land Limited	No specific decision stated in relation to clarification for D12.4, new rules D12.4.1(A3A), D12.4.1(A6A), and site specific rules and standards identified as qualifying matters.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1543.198	Winton Land Limited	No specific decision stated in relation to amended chapter name and inclusion as a qualifying matter in accordance with Section 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.199	Winton Land Limited	No specific decision stated in relation to existing rules identified as qualifying matters under D14.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.200	Winton Land Limited	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.201	Winton Land Limited	Retain new standard D14.6.7 Earthworks in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.202	Winton Land Limited	Delete proposed policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.203	Winton Land Limited	Amend standards to be complied with to rely on underlying zone to a greater extent if the LDR Zone is deleted.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1543.204	Winton Land Limited	No specific decision sought in relation to amendments to Table E12.4.2 'Activity table - overlays' regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.205	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.1 Matters of discretion regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.206	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.2 Assessment criteria regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.207	Winton Land Limited	No specific decision sought in relation to amendments made to Chapter E26 Infrastructure in relation to D14 Maunga viewshafts and heights and building sensitive areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1543.208	Winton Land Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.209	Winton Land Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1543.210	Winton Land Limited	No specific decision sought in relation to insertion of new section G2 Walkable Catchments.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	1543.211	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1543.212	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1543.213	Winton Land Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.214	Winton Land Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.215	Winton Land Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.216	Winton Land Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.217	Winton Land Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1543.218	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1543.219	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1543.220	Winton Land Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.221	Winton Land Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1543.222	Winton Land Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.223	Winton Land Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.224	Winton Land Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.225	Winton Land Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1543.226	Winton Land Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1543.227	Winton Land Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1543.228	Winton Land Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1582.1	Jervois Properties Limited	Remove the Special Character Area overlay from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	1582.2	Jervois Properties Limited	Delete the Height Variation Control from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	1585.1	Gibbonsco Management Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.2	Gibbonsco Management Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1585.3	Gibbonsco Management Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1585.4	Gibbonsco Management Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1585.5	Gibbonsco Management Limited	Request that Walkable Catchments and the associated intensification outcomes are applied more broadly, or broadly enable greater development potential across the THAB and Mixed Use zones (and some centre zones), not just inside walkable catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	1585.6	Gibbonsco Management Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act. Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1585.7	Gibbonsco Management Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1585.8	Gibbonsco Management Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	1585.9	Gibbonsco Management Limited	Remove proposed requirement at D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1585.10	Gibbonsco Management Limited	Retain proposed mapping extent as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1585.11	Gibbonsco Management Limited	Remove proposed blanket information requirements at D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1585.12	Gibbonsco Management Limited	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Oppose	1585.13	Gibbonsco Management Limited	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.14	Gibbonsco Management Limited	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1585.15	Gibbonsco Management Limited	Retain new rules D14.4.1(A7A)-(A7D).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1585.16	Gibbonsco Management Limited	Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1585.17	Gibbonsco Management Limited	Retain new standard D14.6.5 (Building coverage).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1585.18	Gibbonsco Management Limited	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1585.19	Gibbonsco Management Limited	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1585.20	Gibbonsco Management Limited	Approve identification of the Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1585.21	Gibbonsco Management Limited	Retain new policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1585.22	Gibbonsco Management Limited	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1585.23	Gibbonsco Management Limited	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1585.24	Gibbonsco Management Limited	Retain amended matters of discretion - D15.8.1(1) and (2) to specify 'height', design 'including materials' and effects on 'existing vegetation' in addition to existing matters.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.25	Gibbonsco Management Limited	Remove proposed requirement for all applications to be accompanied by a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1585.26	Gibbonsco Management Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS79	Brendan Drury	Oppose	1585.27	Gibbonsco Management Limited	Retain Historic Heritage Overlay provisions as notified due to this being identified as an identified qualifying matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	1585.28	Gibbonsco Management Limited	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1585.29	Gibbonsco Management Limited	Retain proposed amendments to D18.1 Background if the Special Character Overlay is retained.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1585.30	Gibbonsco Management Limited	Remove proposed New 'Special Character Areas Overlay – Residential' objectives [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.31	Gibbonsco Management Limited	Remove proposed new 'Special Character Areas Overlay – Residential' policies.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.32	Gibbonsco Management Limited	Retain new introductory statement (3) to D18.4 Activity table if LDR Zone is deleted from the Unitary Plan (preferred), or remove new introductory statement (3) to D18.4 Activity table if LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.33	Gibbonsco Management Limited	Remove proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential' if underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.34	Gibbonsco Management Limited	Remove new introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	1585.35	Gibbonsco Management Limited	Remove new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' but remove any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.36	Gibbonsco Management Limited	Retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.37	Gibbonsco Management Limited	Remove new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.38	Gibbonsco Management Limited	Remove standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.39	Gibbonsco Management Limited	Remove new standard D18.6.1A.3 'Home occupations' and rely on the underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.40	Gibbonsco Management Limited	Remove new standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.41	Gibbonsco Management Limited	Remove new standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.42	Gibbonsco Management Limited	Remove proposed new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.43	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.2 'Height in relation to boundary' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.44	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.45	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.46	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1. 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.47	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.48	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.7. 'Fences, walls and other structures' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.49	Gibbonsco Management Limited	Remove proposed new matters of discretion at D18.8.1.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to pages 30-32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.50	Gibbonsco Management Limited	Remove proposed new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to page 32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1585.51	Gibbonsco Management Limited	Remove 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1585.52	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1585.53	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1585.54	Gibbonsco Management Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.55	Gibbonsco Management Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.56	Gibbonsco Management Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.57	Gibbonsco Management Limited	Delete proposed amendments to E38.3 Policies. [refer to page 35 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.58	Gibbonsco Management Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.59	Gibbonsco Management Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.60	Gibbonsco Management Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 38 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.61	Gibbonsco Management Limited	Delete proposed amendments to E38.8.2 [refer to pages 38-39 of the submission for further details].	Subdivision	Urban Subdivision

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FS79	Brendan Drury	Oppose	1585.62	Gibbonsco Management Limited	Delete proposed amendments to E38.11.1 [refer to page 39 submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.63	Gibbonsco Management Limited	Delete proposed amendments to E38.11.2 [refer to pages 39-40 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.64	Gibbonsco Management Limited	Delete proposed amendments to E38.12.1 [refer to page 40 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.65	Gibbonsco Management Limited	Delete proposed amendments to E38.12.2 [refer to pages 40-41 of the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1585.66	Gibbonsco Management Limited	Retain application of zone to periphery of the region. [refer to pages 42 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1585.67	Gibbonsco Management Limited	Delete LDR zone in its entirety [refer to pages 43-44 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1585.68	Gibbonsco Management Limited	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1585.69	Gibbonsco Management Limited	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS79	Brendan Drury	Oppose	1585.70	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1585.71	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	1585.72	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1585.73	Gibbonsco Management Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1585.74	Gibbonsco Management Limited	Delete additional objectives inserted at H5.2 [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	1585.75	Gibbonsco Management Limited	Delete additional policies inserted at H5.3 [refer to page 46-48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1585.76	Gibbonsco Management Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to pages 48-49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1585.77	Gibbonsco Management Limited	Retain proposed provisions under H5.5(4) [refer to pages 49-51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1585.78	Gibbonsco Management Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.79	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.80	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.81	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.82	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.83	Gibbonsco Management Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.84	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.85	Gibbonsco Management Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.86	Gibbonsco Management Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 54 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.87	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.88	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.89	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1585.90	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.91	Gibbonsco Management Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.92	Gibbonsco Management Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.93	Gibbonsco Management Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.94	Gibbonsco Management Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1585.95	Gibbonsco Management Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.96	Gibbonsco Management Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.97	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.98	Gibbonsco Management Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.99	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.100	Gibbonsco Management Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.101	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.102	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.103	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.104	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.105	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.106	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.107	Gibbonsco Management Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.108	Gibbonsco Management Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.109	Gibbonsco Management Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.110	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.111	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.112	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.113	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.114	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.115	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.116	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.117	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.118	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.119	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.120	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.121	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.122	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.123	Gibbonsco Management Limited	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 80 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.124	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.125	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.126	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.127	Gibbonsco Management Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1585.128	Gibbonsco Management Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1585.129	Gibbonsco Management Limited	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1585.130	Gibbonsco Management Limited	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1585.131	Gibbonsco Management Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1585.132	Gibbonsco Management Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.133	Gibbonsco Management Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1585.134	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1585.135	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1585.136	Gibbonsco Management Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1585.137	Gibbonsco Management Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.138	Gibbonsco Management Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.139	Gibbonsco Management Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.140	Gibbonsco Management Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.141	Gibbonsco Management Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.142	Gibbonsco Management Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.143	Gibbonsco Management Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.144	Gibbonsco Management Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.145	Gibbonsco Management Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.146	Gibbonsco Management Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.147	Gibbonsco Management Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.148	Gibbonsco Management Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.149	Gibbonsco Management Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.150	Gibbonsco Management Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1585.151	Gibbonsco Management Limited	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.152	Gibbonsco Management Limited	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.153	Gibbonsco Management Limited	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.154	Gibbonsco Management Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.155	Gibbonsco Management Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.156	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.157	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.158	Gibbonsco Management Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.159	Gibbonsco Management Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.160	Gibbonsco Management Limited	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.161	Gibbonsco Management Limited	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.162	Gibbonsco Management Limited	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1585.163	Gibbonsco Management Limited	Retain provisions in H8.1 Zone description which directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - methodology and principles
FS79	Brendan Drury	Oppose	1585.164	Gibbonsco Management Limited	Delete references to QM in the Business - City Centre Zone [refer to submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1585.165	Gibbonsco Management Limited	Delete reference to QM in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.166	Gibbonsco Management Limited	Delete proposed provisions relating to qualifying matters under H8.2 objectives. [refer to submission for further details].	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS79	Brendan Drury	Oppose	1585.167	Gibbonsco Management Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS79	Brendan Drury	Oppose	1585.168	Gibbonsco Management Limited	Retain all other changes [excluding those listed on Page 110] in H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1585.169	Gibbonsco Management Limited	Delete reference to QM in H8.3 policies [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS79	Brendan Drury	Oppose	1585.170	Gibbonsco Management Limited	Amend references to 'human scale' to better define / describe the outcomes sought in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1585.171	Gibbonsco Management Limited	Amend prescriptive nature of policies relating to built form and massing standards in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1585.172	Gibbonsco Management Limited	Retain all other proposed changes [excluding those listed on Page 111] in H8.3 Policy.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1585.173	Gibbonsco Management Limited	Delete identification of qualifying matters in H8.4.1 Activity Table [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS79	Brendan Drury	Oppose	1585.174	Gibbonsco Management Limited	Retain other proposed changes to the activity table excluding those related to qualifying matters in H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.175	Gibbonsco Management Limited	Retain proposed amendments to Standard H8.6.2. General building height.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1585.176	Gibbonsco Management Limited	Retain proposed amendments to purpose of Standard H8.6.5. Harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1585.177	Gibbonsco Management Limited	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1585.178	Gibbonsco Management Limited	Retain operative standard H8.6.8 Measuring building height.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1585.179	Gibbonsco Management Limited	Retain amendments to Standard H8.6.9. Rooftops.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1585.180	Gibbonsco Management Limited	Delete Standard H8.6.10. Basic floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.181	Gibbonsco Management Limited	Delete Standard H8.6.11. Bonus floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.182	Gibbonsco Management Limited	Delete Standard H8.6.12. Bonus floor area ratio – light and outlook as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.183	Gibbonsco Management Limited	Delete Standard H8.6.13. Bonus floor area – use or transfer of historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.184	Gibbonsco Management Limited	Delete Standard H8.6.14. Bonus floor area – securing historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.185	Gibbonsco Management Limited	Delete Standard H8.6.15. Bonus floor area – bonus floor space calculation for scheduled heritage buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.186	Gibbonsco Management Limited	Delete Standard H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.187	Gibbonsco Management Limited	Delete Standard H8.6.17. Bonus floor area - public open space as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.188	Gibbonsco Management Limited	Delete Standard H8.6.18. Bonus floor area - through-site link as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.189	Gibbonsco Management Limited	Delete Standard H8.6.19. Bonus floor area - through-site links through identified blocks as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.190	Gibbonsco Management Limited	Delete Standard H8.6.20. Bonus floor area - works of art as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.191	Gibbonsco Management Limited	Delete Standard H8.6.21. Maximum total floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	1585.192	Gibbonsco Management Limited	Delete Standard H8.6.23(5) as notified.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1585.193	Gibbonsco Management Limited	Delete proposed amendments to Standard H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) [refer to pages 115-116 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1585.194	Gibbonsco Management Limited	Delete proposed Standard H8.6.24A Maximum east-west tower dimension [refer to pages 116-117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1585.195	Gibbonsco Management Limited	Delete amendments to Standard H8.6.25. Building frontage alignment and height as notified [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1585.196	Gibbonsco Management Limited	Delete proposed new addition of Standard H8.6.25A Building setback from boundaries [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1585.197	Gibbonsco Management Limited	Retain proposed Standard H8.6.34. Through-site links as notified [refer to page 118 of submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1585.198	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1585.199	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	1585.200	Gibbonsco Management Limited	Retain matters at H8.8.(16) as notified [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1585.201	Gibbonsco Management Limited	Delete proposed amendments to H8.8.2 Assessment criteria, or otherwise amend as requested by submitter [refer to pages 120-124 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	1585.202	Gibbonsco Management Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1585.203	Gibbonsco Management Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone

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FS79	Brendan Drury	Oppose	1585.204	Gibbonsco Management Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1585.205	Gibbonsco Management Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1585.206	Gibbonsco Management Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1585.207	Gibbonsco Management Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1585.208	Gibbonsco Management Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1585.209	Gibbonsco Management Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1585.210	Gibbonsco Management Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1585.211	Gibbonsco Management Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1585.212	Gibbonsco Management Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1586.1	Shundi Tamaki Village Limited	Retain the Business Mixed Use zone for [inferred] 259, 261 and 263 Morrin Road, St Johns.	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	1586.2	Shundi Tamaki Village Limited	Approve the amendment to I332 Tāmaki Precinct as notified.	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS79	Brendan Drury	Oppose	1586.3	Shundi Tamaki Village Limited	Include the properties at 259 Morrin Road, 261 Morrin Road and 263 Morrin Road, St Johns in the walkable catchment of Glen Innes train station.	Walkable Catchments	WC RTN Glen Innes
FS79	Brendan Drury	Oppose	1586.4	Shundi Tamaki Village Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1586.5	Shundi Tamaki Village Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1586.6	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1586.7	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	1586.8	Shundi Tamaki Village Limited	Reject the narrow application of walkable catchments through limiting their use to metropolitan centres and rapid transit stops.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	1586.9	Shundi Tamaki Village Limited	Request that precincts across the region, and specifically in the city centre, be reviewed to ensure constraints on development imposed within precincts remain relevant given NPS-UD and MDRS requirements.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS79	Brendan Drury	Oppose	1586.10	Shundi Tamaki Village Limited	Apply a Height Variation Control at 261 Morrin Road St Johns to enable height to 35m [refer to submission for details].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS79	Brendan Drury	Oppose	1586.11	Shundi Tamaki Village Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1586.12	Shundi Tamaki Village Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1586.13	Shundi Tamaki Village Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS79	Brendan Drury	Oppose	1586.14	Shundi Tamaki Village Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	1586.15	Shundi Tamaki Village Limited	Retain objective D14.2 (3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1586.16	Shundi Tamaki Village Limited	Retain policy D14.3 (5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1586.17	Shundi Tamaki Village Limited	Retain D14.4.1 (A7A) - (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1586.18	Shundi Tamaki Village Limited	Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1586.19	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1586.20	Shundi Tamaki Village Limited	Retain D14.8.1 (2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1586.21	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1586.22	Shundi Tamaki Village Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS79	Brendan Drury	Oppose	1586.23	Shundi Tamaki Village Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1586.24	Shundi Tamaki Village Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1586.25	Shundi Tamaki Village Limited	Remove reference to QM under E38.1 Introduction [refer to submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.26	Shundi Tamaki Village Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.27	Shundi Tamaki Village Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.28	Shundi Tamaki Village Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1586.29	Shundi Tamaki Village Limited	Delete proposed amendments to E38.3 Policies. [refer to the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.30	Shundi Tamaki Village Limited	Delete proposed provisions E38.8.2 (7), (8), and (9). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.31	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.1 (1) and (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.32	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.2 (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.33	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.1 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.34	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.2 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	1586.35	Shundi Tamaki Village Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.36	Shundi Tamaki Village Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.37	Shundi Tamaki Village Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.38	Shundi Tamaki Village Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.39	Shundi Tamaki Village Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.40	Shundi Tamaki Village Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.41	Shundi Tamaki Village Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.42	Shundi Tamaki Village Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	1586.43	Shundi Tamaki Village Limited	Delete rule I332.4.1 (A1).	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS79	Brendan Drury	Oppose	1717.1	Sarah C	Amend the plan by increasing the walkable catchments including around the city centre.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	1717.2	Sarah C	Amend the plan by increasing housing supply around the city centre.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1717.3	Sarah C	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1717.4	Sarah C	Amend the plan by removing height restrictions.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	1729.1	Scott M Winton	Amend the plan to enable perimeter block housing forms to occur by removing front and side yards and leaving open space at the rear of sites.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1729.2	Scott M Winton	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1729.3	Scott M Winton	Reduce the number of Special Character Areas Residential to 5% of what currently exists.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS79	Brendan Drury	Oppose	1747.1	Harry Platt	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1765.1	Samson Corporation Limited and Sterling Nominees Limited	Approve the intent and outcomes of the plan change, particularly those provisions that seek to provide for intensification of development within a walkable catchment of centres and public transportation networks. Especially the concept of a '20-minute city', the idea that daily necessities can be accessed by walking or cycling within 20 minutes from one's home.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1765.2	Samson Corporation Limited and Sterling Nominees Limited	Amend the walkable catchments (and the application of the intensification that relates to these catchments) for rapid transit stops to at least 1,200m, as this would go significantly further towards achieving a goal of a 20-Minute City than the currently identified 800m.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	1765.3	Samson Corporation Limited and Sterling Nominees Limited	Apply walkable catchments of 1,200m, and the associated intensification provisions that go with these catchments, to the land surrounding Morningside, Kingsland, Mount Eden and Onehunga Stations. Do not defer applying the intensification provisions to land within the Auckland Light Rail Corridor as notified for those parts of the city that are within 1,200m of existing train stations.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1765.4	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Residential Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Residential Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS79	Brendan Drury	Oppose	1765.5	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Business Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Business Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.6	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of Treacy's Building at 505-519 Great North Road, Grey Lynn, as 'Character defining' and keep it identified as 'Character supporting'. (Special Character Schedules, Statements and Maps:15.1.6.6.1 Extent of Area – Business: Grey Lynn)	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.7	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 113-119 Parnell Road, Parnell, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.12.1 Extent of Area – Business: Parnell).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.8	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 273 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.9	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 267-271A Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.10	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 210-212 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific

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FS79	Brendan Drury	Oppose	1765.11	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 107 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.12	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 167 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.13	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 207-209 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.14	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 401B Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.15	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 433 Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.16	Samson Corporation Limited and Sterling Nominees Limited	Amend the mapping of 1C Francis Street, West Lynn to exclude the southern corner to 'Non Contributing' as set out in Figure 1 in the submission. (Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1765.17	Samson Corporation Limited and Sterling Nominees Limited	Remove the Special Character Area Overlay – Business from the northern half of the block bounded by Ponsonby Road, Crummer Road, Maidstone Street and Great North Road, Ponsonby, and the consequential removal of the Height Variation Control from this location also. Alternatively, remove just the mapped extent of the Height Variation Control of 13m, so that Rule H10.6.1(1A) applies, noting that the height limit on the northern half of the block will be subject to Rule H10.6.3(1), which requires a 6m setback at 18m and above (due to the residential zoning across Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS79	Brendan Drury	Oppose	1962.1	Aedifice Property Group	Approve the QM relating to the Auckland War Memorial Museum Viewshaft.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)

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FS79	Brendan Drury	Oppose	1962.2	Aedifice Property Group	Approve the QM relating to the HNC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1962.3	Aedifice Property Group	Approve the QM relating to the Historic Heritage Overlay Place/Extent of Place.	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	1962.4	Aedifice Property Group	Approve the QM relating to the ONC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS79	Brendan Drury	Oppose	1962.5	Aedifice Property Group	Approve the QM relating to the ONF overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS79	Brendan Drury	Oppose	1962.6	Aedifice Property Group	Approve the QM relating to the ONL overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS79	Brendan Drury	Oppose	1962.7	Aedifice Property Group	Approve the QM relating to the Ridgeline Protection overlay.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1962.8	Aedifice Property Group	Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	1962.9	Aedifice Property Group	Approve the QM relating to the SEA overlay.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	1962.10	Aedifice Property Group	Approve the QM relating to the Sites and Places of Significance to Mana Whenua overlay.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS79	Brendan Drury	Oppose	1962.11	Aedifice Property Group	Approve the Waitakere Ranges Heritage Area overlay QM.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS79	Brendan Drury	Oppose	1962.12	Aedifice Property Group	Delete the QM relating to the Aircraft Noise overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	1962.13	Aedifice Property Group	Delete the QM relating to Coastal Erosion.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1962.14	Aedifice Property Group	Delete the QM relating to Coastal Inundation.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1962.15	Aedifice Property Group	Delete the QM relating to designations.	Qualifying Matters A-I	Designations
FS79	Brendan Drury	Oppose	1962.16	Aedifice Property Group	Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	1962.17	Aedifice Property Group	Delete the QM relating to the Infrastructure - Water and/or Wastewater constraints control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS79	Brendan Drury	Oppose	1962.18	Aedifice Property Group	Delete the QM relating to the Infrastructure - Combined Wastewater Network control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS79	Brendan Drury	Oppose	1962.19	Aedifice Property Group	Delete the QM relating to the Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS79	Brendan Drury	Oppose	1962.20	Aedifice Property Group	Delete the QM relating to the National Grid Corridor overlay.	Qualifying Matters A-I	National Grid (D26)
FS79	Brendan Drury	Oppose	1962.21	Aedifice Property Group	Delete the QM relating to Precincts.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS79	Brendan Drury	Oppose	1962.22	Aedifice Property Group	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	1962.23	Aedifice Property Group	Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)
FS79	Brendan Drury	Oppose	1962.24	Aedifice Property Group	Amend all QMs [so they are] applied to the spatially mapped extent only.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1962.25	Aedifice Property Group	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1962.26	Aedifice Property Group	Delete inclusion of specific consent activities for dwellings in the overlay areas (e.g. HNC or SEA) as they duplicate rules in other chapters [if the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS79	Brendan Drury	Oppose	1962.27	Aedifice Property Group	[Amend H3A Activity Table] to permit up to three dwellings per site where this can be achieved outside of the extent of a QM or in a manner that would not adversely effect a QM [If the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.28	Aedifice Property Group	Add Integrated Residential Developments to the activity table [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.29	Aedifice Property Group	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1962.30	Aedifice Property Group	Amend the LDR to match at a minimum the MHS zone provisions and ensure the proposed approach is consistent throughout the chapter [if LDR zone is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.31	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees by removing the requirement that deep soil areas be contiguous and allow these areas to be provided within private outdoor living areas [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.32	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees to halve the size requirements for canopy trees [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.33	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to require a buffer between habitable rooms rather than a dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.34	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer width from 1m to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.35	Aedifice Property Group	Delete H5.6.9 maximum impervious area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.36	Aedifice Property Group	Amend the H5.6.9 maximum impervious area by increasing the standard from 60% to 80%. [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.37	Aedifice Property Group	Apply the MDRS standards to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.38	Aedifice Property Group	Apply the MDRS standards to four or more dwellings in THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.39	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1962.40	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.41	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in MHU zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.42	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in THAB zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.43	Aedifice Property Group	Approve [H6.6.6(1B) and H6.6.6(1C)] the Height in relation to boundary standard within WCs as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.44	Aedifice Property Group	Amend [H6.6.6(1A)] Height in relation to boundary outside of WCs to 14m +60o within 21.5m of the site frontage to better enable buildings up to five storeys.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.45	Aedifice Property Group	Provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1962.46	Aedifice Property Group	[Amend the WC for all highly accessible Town Centres] to provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS79	Brendan Drury	Oppose	1962.47	Aedifice Property Group	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1962.48	Aedifice Property Group	Provide THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	1962.49	Aedifice Property Group	Provide THAB zoning within a 1600m walking catchment of the City Centre.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	1962.50	Aedifice Property Group	[Inferred: Rezone all properties to] provide THAB zoning within a 1600m walking catchment of the City Centre.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Oppose	1962.51	Aedifice Property Group	Amend the maximum height limit to 32.5m within rapid transit WCs that are a ten minute journey to the City Centre (Britomart, Aotea and Karanga-Hape Stations).	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1962.52	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10minute journey to the city centre (Britomart, Aotea and Karanga-Hape Stations) [to allow for more than 6 storeys].	Height	RTN WC Intensificatio n response
FS79	Brendan Drury	Oppose	1962.53	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10 minute journey to the city centre (Britomart. Aotea, and Karanga-Hape Stations).	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	1962.54	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres.	Height	RTN WC Intensificatio n response
FS79	Brendan Drury	Oppose	1962.55	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres [to allow for more than 6 storeys].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	1962.56	Aedifice Property Group	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	1962.57	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Akoranga].	Walkable Catchments	WC RTN Akoranga
FS79	Brendan Drury	Oppose	1962.58	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.59	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	1962.60	Aedifice Property Group	Amend special information requirement (D15.9) to apply to applications for discretionary or non-complying activities only.	Qualifying Matters Other	Ridgeline Protection (D15)
FS79	Brendan Drury	Oppose	1962.61	Aedifice Property Group	Delete all new activities and standards [such as Minor Dwelling and Home Occupation] in Chapter D18 [Special Character Area] carried over from the Single House zone.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1962.62	Aedifice Property Group	Retain the operative standard D18.6.1.3 Yards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1962.63	Aedifice Property Group	Add more historic heritage areas as a QM to allow best examples of Auckland's heritage to be retained	Qualifying Matters A-I	Historic Heritage (D17)
FS79	Brendan Drury	Oppose	1962.64	Aedifice Property Group	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal

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FS79	Brendan Drury	Oppose	1962.65	Aedifice Property Group	Amend underlying zone subject to SCAR overlays to allow for intensification [if the SCAR overlay areas are retained].	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS79	Brendan Drury	Oppose	1962.66	Aedifice Property Group	Amend underlying zone subject to SCAB overlays to allow for intensification [if the SCAB overlay areas are retained].	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS79	Brendan Drury	Oppose	1962.67	Aedifice Property Group	Amend H6.6.21 [infer H6.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.68	Aedifice Property Group	Amend H6.8.2 [infer H5.8.2] to reflect consequential amendments requested as part of the submission [refer to page 26 of submission for details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	1962.69	Aedifice Property Group	Delete H3A.2(5), H3A.2(6), H3A.2(7), H3A.2(8), H3A.2(9), H3A.2(10), H3A.2(11) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.70	Aedifice Property Group	Delete H3A.3(8), H3A.3(9), H3A.3(10), H3A.3(11), H3A.3(12), H3A.3(13), H3A.3(14), H3A.3(15), H3A.3(16), H3A.3(17) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.71	Aedifice Property Group	Amend H6.6.11(6) [infer H5.6.12] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.72	Aedifice Property Group	Delete activity H3A.4.1(A4) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.73	Aedifice Property Group	Delete activity H3A.4.1(A5) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.74	Aedifice Property Group	Delete activity H3A.4.1(A6) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS79	Brendan Drury	Oppose	1962.75	Aedifice Property Group	Delete activity H3A.4.1(A7) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.76	Aedifice Property Group	Delete activity H3A.4.1(A8) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.77	Aedifice Property Group	Delete activity H3A.4.1(A9) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.78	Aedifice Property Group	Delete activity H3A.4.1 (A10) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.79	Aedifice Property Group	Delete H3A.5(4) Notification [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.80	Aedifice Property Group	Delete standard H3A.6.1 [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.81	Aedifice Property Group	Delete standard H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified in the planning maps [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.82	Aedifice Property Group	Delete standard H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.83	Aedifice Property Group	Delete standard H3A.6.6 Additions to buildings structures existing at 30 September 2013 in the ONC, HNC, ONL overlays [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS79	Brendan Drury	Oppose	1962.84	Aedifice Property Group	Delete standard H3A.6.7(2) Building height [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.85	Aedifice Property Group	Delete standard H3A.6.10(2) Maximum impervious area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.86	Aedifice Property Group	Delete standard H3A.6.11(2), H3A.6.11(3), H3A.6.11(4) Building coverage [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.87	Aedifice Property Group	Delete standard H3A.6.12(3) Landscaped area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	1962.88	Aedifice Property Group	Approve Objective H5.2(1A).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.89	Aedifice Property Group	Approve Objective H5.2(1B).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.90	Aedifice Property Group	Amend Objective H5.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents and (b) to adjoining sites; and (c) to the street.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.91	Aedifice Property Group	Approve Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.92	Aedifice Property Group	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.93	Aedifice Property Group	Approve Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.94	Aedifice Property Group	Delete Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1962.95	Aedifice Property Group	Amend Policy H5.3(6A) as follows: '(a) maintaining Achieving a suitable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;…(e)minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.96	Aedifice Property Group	Amend Policy H5.3(14) as follows: 'Require development of four or more dwelling per site to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.97	Aedifice Property Group	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.98	Aedifice Property Group	Delete Policy H5.3(16).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	1962.99	Aedifice Property Group	Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.100	Aedifice Property Group	Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.101	Aedifice Property Group	Amend activity H.5.4.1 (A3) to MDRS matters only.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.102	Aedifice Property Group	Delete activity H5.4.1(A14A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.103	Aedifice Property Group	Delete activity H5.4.1(A14B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.104	Aedifice Property Group	Delete activity H5.4.1 (A14C)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.105	Aedifice Property Group	Retain H.5.4.1(A30) and (A30A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.106	Aedifice Property Group	Retain H.5.4.1(A31) and (A31A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.107	Aedifice Property Group	Delete activity H5.4.1(A33).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.108	Aedifice Property Group	Delete activity H5.4.1(A33A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS79	Brendan Drury	Oppose	1962.109	Aedifice Property Group	Delete activity H.5.4.1 (A32B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.110	Aedifice Property Group	Amend H5.5(5) as follows: '...(i) Standard H5.6.4 Building height; (ii) Standard H5.6.5 Height in relation to boundary; (iii) Standard H5.6.8(1) Yards; (iv) Standard H5.6.9 Maximum impervious area; (v) Standard H5.6.10 Building coverage; (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area; (vii) Standard H5.6.12 (1) – (9) Outlook space; (viii) Standard H5.6.13 Daylight; (ix) Standard H5.6.14(1) – (4) Outdoor living space; (x) Standard H5.6.15 Front, side and rear fences and walls; (xi) Standard H5.6.16 Minimum dwelling size; (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; (xiii) Standard H5.6.19 Deep soil area and canopy tree; (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways (xv) Standard H5.6.21 Residential waste management.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	1962.111	Aedifice Property Group	Delete standard H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.112	Aedifice Property Group	Delete standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.113	Aedifice Property Group	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.114	Aedifice Property Group	Retain H5.6.5(2)(b) Height in relation to boundary.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.115	Aedifice Property Group	Delete standard H5.6.20 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.116	Aedifice Property Group	Delete H5.6.10(2) Building Coverage.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.117	Aedifice Property Group	Amend standard H6.6.12 [infer means H5.6.11] Landscaped Area to amalgamate H5.6.11(3) and H5.6.11(4) with H5.6.11(5), H5.6.1(6) and H5.6.11(7) and deleting the headings relating to the number of dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.118	Aedifice Property Group	Delete H5.6.12(1), H5.6.12(2), H5.6.12(3), H5.6.12(4), H5.6.12(5), H5.6.12(6), H5.6.12(7), H5.6.12(8), H5.6.12(9) so that all outlook space is applied under H5.6.12(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.119	Aedifice Property Group	Delete standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.120	Aedifice Property Group	Delete H5.6.14(1), H5.6.14(2), H5.6.14(3), H5.6.14(4) so that all outdoor living space is applied under H5.6.14(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.121	Aedifice Property Group	Amend standard H6.6.19(2) [infer means H5.6.18] as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	1962.122	Aedifice Property Group	Delete standard H6.6.21 [infers means H5.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.123	Aedifice Property Group	Approve standard H6.6.22 (1)(b) [infer means H5.6.21(1)(b)] Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	1962.124	Aedifice Property Group	Approve Objective H6.2(1A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.125	Aedifice Property Group	Amend Objective H6.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents; (b) to adjoining sites; and (c) to the street.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.126	Aedifice Property Group	Approve Objective H6.2 (5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.127	Aedifice Property Group	Amend Objective H6.2 (6) as follows: 'Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not nor increase the impact from their potential natural hazard risks.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.128	Aedifice Property Group	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.129	Aedifice Property Group	Amend Objective H6.2 (8) as follows: 'Enable safer pedestrian movements within the immediate locality of from higher density developments to ensure ease of pedestrian movement within the immediate locality, including to the rapid transport stops.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.130	Aedifice Property Group	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.131	Aedifice Property Group	Amend Policy H6.3(A4) as follows: delete from part (e) '… and private accessways.', delete from part (f) '…the maximum..', and amend part (g) as follows: 'requiring encouraging development to reduce the urban heat island effect on development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and...'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.132	Aedifice Property Group	Amend Policy H6.3(14) as follows: 'Require development to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	1962.133	Aedifice Property Group	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS79	Brendan Drury	Oppose	1962.134	Aedifice Property Group	Delete activity H.6.4.1(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.135	Aedifice Property Group	Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.136	Aedifice Property Group	Approve activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.137	Aedifice Property Group	Delete activity H.6.4.1(A3B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.138	Aedifice Property Group	Delete activity H6.4.1(A3C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.139	Aedifice Property Group	Amend activity H6.4.1 (A14) status to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.140	Aedifice Property Group	Amend activity H.6.4.1(A14) from 'dairies' to 'retail'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.141	Aedifice Property Group	Delete H6.5(6) Notification.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.142	Aedifice Property Group	Amend activity H6.4.1 (A15) status [infer small food and beverage] to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.143	Aedifice Property Group	Amend H6.6.12(e)[2] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.144	Aedifice Property Group	Retain H.6.4.1(A31) and (A31A) as one permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS79	Brendan Drury	Oppose	1962.145	Aedifice Property Group	Retain H.6.4.1(A32) and (A32A) as one activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.146	Aedifice Property Group	Delete activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.147	Aedifice Property Group	Delete activity H6.4.1(A33A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.148	Aedifice Property Group	Delete activity H6.4.1 (A33B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.149	Aedifice Property Group	Amend H6.5 (5) Notification as follows: '(a) Standards that apply across the zone: (i) Standard H6.6.9 Yards (ii) Standard H6.6.10 Maximum impervious area; (iii) Standard H6.6.11 Building coverage (iv) Standard H6.6.12(1) - (3) Landscaped area; (v) Standard H6.6.13(1) – (9) Outlook space; (vi) Standard H6.6.14 Daylight; (vii) Standard H6.6.15(1) – (4) Outdoor living space; (viii) Standard H6.6.16 Front, side and rear fences and walls; (ix) Standard H6.6.17 Minimum dwelling size; (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; (xi) Standard H6.6.20 Deep soil area and canopy tree; (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; (xiii) Standard H6.6.22. Residential waste management.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	1962.150	Aedifice Property Group	Delete standard H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.151	Aedifice Property Group	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.152	Aedifice Property Group	Delete standard H6.6.5(1)(a) Building height.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.153	Aedifice Property Group	Retain H6.6.5(2)(b) Height in relation to boundary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.154	Aedifice Property Group	Delete standard H6.6.10 Maximum impervious area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	1962.155	Aedifice Property Group	Delete H6.6.11(2) Building Coverage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.156	Aedifice Property Group	Amend standard H6.6.12 Landscaped Area by amalgamating parts H6.6.12(A1) with H6.6.12(1) and deleting headings relating to the number of dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.157	Aedifice Property Group	Delete H6.6.13(1), H6.6.13(2), H6.6.13(3), H6.6.13(4), H6.6.13(5), H6.6.13(6), H6.6.13(7), H6.6.13(8), H6.6.13(9) so all outlook space is applied under H6.6.13(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.158	Aedifice Property Group	Delete standard H6.6.14 Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.159	Aedifice Property Group	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3), H6.6.15(4) so all outlook [outdoor] living space is applied under H6.6.15(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.160	Aedifice Property Group	Amend standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house. And visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.161	Aedifice Property Group	Delete standard H6.6.20 Deep Soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.162	Aedifice Property Group	Delete standard H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.163	Aedifice Property Group	Approve standard H6.6.22 (1)(b) Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.164	Aedifice Property Group	Amend the definition of canopy tree as follows: 'A tree that that has a minimum mature height of 8 metres 4 metres and canopy diameter of 6 metres 3 metres [to be achieved at maturity].'	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1962.165	Aedifice Property Group	Amend the definition of 'deep soil area' as follows: ' A vegetated or mulched area…. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring. Deep soil ….. Artificial grass and pavers are excluded from the deep soil area.'	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1962.166	Aedifice Property Group	Amend the definition of 'dwelling' as follows: 'Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen...Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.' or amend definition to only read as follows: 'Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.'	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	1962.167	Aedifice Property Group	Retain operative definition of 'Landscaped area'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1962.168	Aedifice Property Group	Approve the definition of 'relevant residential zone'.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1962.169	Aedifice Property Group	Amend the definition of 'servicing area' as follows: 'The area used to accommodate facilities necessary for the day to day needs of occupants, including:… heat pumps or air conditioning external units… Servicing facilities exclude:… external gas heaters boxes, heat pump or air conditioning external units; fibre internet boxes...'	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1962.170	Aedifice Property Group	No decision requested re the definition of 'urban heat island' .	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	1962.171	Aedifice Property Group	Delete LDR and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	1962.172	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Albany].	Walkable Catchments	WC RTN Albany
FS79	Brendan Drury	Oppose	1962.173	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Avondale].	Walkable Catchments	WC RTN Avondale
FS79	Brendan Drury	Oppose	1962.174	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Baldwin Ave].	Walkable Catchments	WC RTN Baldwin Ave
FS79	Brendan Drury	Oppose	1962.175	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Constellation].	Walkable Catchments	WC RTN Constellation
FS79	Brendan Drury	Oppose	1962.176	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Drury Central].	Walkable Catchments	WC RTN Drury Central
FS79	Brendan Drury	Oppose	1962.177	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ellerslie].	Walkable Catchments	WC RTN Ellerslie
FS79	Brendan Drury	Oppose	1962.178	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Fruitvale Road].	Walkable Catchments	WC RTN Fruitvale Rd
FS79	Brendan Drury	Oppose	1962.179	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Eden].	Walkable Catchments	WC RTN Glen Eden
FS79	Brendan Drury	Oppose	1962.180	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Innes].	Walkable Catchments	WC RTN Glen Innes
FS79	Brendan Drury	Oppose	1962.181	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Grafton].	Walkable Catchments	WC RTN Grafton
FS79	Brendan Drury	Oppose	1962.182	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Greenlane].	Walkable Catchments	WC RTN Greenlane
FS79	Brendan Drury	Oppose	1962.183	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Henderson].	Walkable Catchments	WC RTN Henderson
FS79	Brendan Drury	Oppose	1962.184	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Homai].	Walkable Catchments	WC RTN Homai
FS79	Brendan Drury	Oppose	1962.185	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Kingsland].	Walkable Catchments	WC RTN Kingsland
FS79	Brendan Drury	Oppose	1962.186	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manukau].	Walkable Catchments	WC RTN Manukau
FS79	Brendan Drury	Oppose	1962.187	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manurewa].	Walkable Catchments	WC RTN Manurewa

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FS79	Brendan Drury	Oppose	1962.188	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Meadowbank].	Walkable Catchments	WC RTN Meadowbank
FS79	Brendan Drury	Oppose	1962.189	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Middlemore].	Walkable Catchments	WC RTN Middlemore
FS79	Brendan Drury	Oppose	1962.190	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Morningside].	Walkable Catchments	WC RTN Morningside
FS79	Brendan Drury	Oppose	1962.191	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Albert].	Walkable Catchments	WC RTN Mt Albert
FS79	Brendan Drury	Oppose	1962.192	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Eden].	Walkable Catchments	WC RTN Mt Eden
FS79	Brendan Drury	Oppose	1962.193	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [New Lynn].	Walkable Catchments	WC RTN New Lynn
FS79	Brendan Drury	Oppose	1962.194	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Newmarket].	Walkable Catchments	WC RTN Newmarket
FS79	Brendan Drury	Oppose	1962.195	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōrākei].	Walkable Catchments	WC RTN Ōrākei
FS79	Brendan Drury	Oppose	1962.196	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōtāhuhu].	Walkable Catchments	WC RTN Ōtāhuhu
FS79	Brendan Drury	Oppose	1962.197	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Paerata].	Walkable Catchments	WC RTN Paerata
FS79	Brendan Drury	Oppose	1962.198	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pakuranga].	Walkable Catchments	WC RTN Pakuranga
FS79	Brendan Drury	Oppose	1962.199	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Panmure].	Walkable Catchments	WC RTN Panmure
FS79	Brendan Drury	Oppose	1962.200	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papakura].	Walkable Catchments	WC RTN Papakura
FS79	Brendan Drury	Oppose	1962.201	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papatoetoe].	Walkable Catchments	WC RTN Papatoetoe
FS79	Brendan Drury	Oppose	1962.202	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Walkable Catchments	WC RTN Parnell
FS79	Brendan Drury	Oppose	1962.203	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Penrose].	Walkable Catchments	WC RTN Penrose
FS79	Brendan Drury	Oppose	1962.204	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Puhinui].	Walkable Catchments	WC RTN Puhinui
FS79	Brendan Drury	Oppose	1962.205	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pukekohe].	Walkable Catchments	WC RTN Pukekohe
FS79	Brendan Drury	Oppose	1962.206	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rānui].	Walkable Catchments	WC RTN Rānui
FS79	Brendan Drury	Oppose	1962.207	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Remuera].	Walkable Catchments	WC RTN Remuera
FS79	Brendan Drury	Oppose	1962.208	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rosedale].	Walkable Catchments	WC RTN Rosedale
FS79	Brendan Drury	Oppose	1962.209	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Smales Farm].	Walkable Catchments	WC RTN Smales Farm

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FS79	Brendan Drury	Oppose	1962.210	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sturges Rd].	Walkable Catchments	WC RTN Sturges Rd
FS79	Brendan Drury	Oppose	1962.211	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnynook].	Walkable Catchments	WC RTN Sunnynook
FS79	Brendan Drury	Oppose	1962.212	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnyvale].	Walkable Catchments	WC RTN Sunnyvale
FS79	Brendan Drury	Oppose	1962.213	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Swanson].	Walkable Catchments	WC RTN Swanson
FS79	Brendan Drury	Oppose	1962.214	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sylvia Park].	Walkable Catchments	WC RTN Sylvia Park
FS79	Brendan Drury	Oppose	1962.215	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Takaanini].	Walkable Catchments	WC RTN Takaanini
FS79	Brendan Drury	Oppose	1962.216	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Te Mahia].	Walkable Catchments	WC RTN Te Mahia
FS79	Brendan Drury	Oppose	1962.217	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Future stops].	Walkable Catchments	WC RTN Future stops
FS79	Brendan Drury	Oppose	1962.218	Aedifice Property Group	Delete the requirement for the deep soil area to be provided in one contiguous area and allow it to be provided within private outdoor living areas under H6.6.20 [if the standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.219	Aedifice Property Group	Amend H6.6.21 to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	1962.220	Aedifice Property Group	Amend H6.8.2 to reflect consequential amendments requested as part of the submission [refer to page 34 of submission for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	1992.1	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS79	Brendan Drury	Oppose	1992.2	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Business - provisions
FS79	Brendan Drury	Oppose	1992.3	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS79	Brendan Drury	Oppose	2025.1	Greater Auckland	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2025.2	Greater Auckland	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2025.3	Greater Auckland	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	2025.4	Greater Auckland	Delete the 72.5m height control in the City Centre.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	2025.5	Greater Auckland	Amend to a 2400m walkable catchment around the City Centre.	Walkable Catchments	WC City Centre - Extent
FS79	Brendan Drury	Oppose	2025.6	Greater Auckland	Amend to 1600m walkable catchment around Rapid Transit Stops in the Isthmus.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2025.7	Greater Auckland	Amend to 1600m walkable catchment around Metropolitan Centres in the Isthmus.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS79	Brendan Drury	Oppose	2025.8	Greater Auckland	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2025.9	Greater Auckland	Add Great North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.10	Greater Auckland	Add New North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.11	Greater Auckland	Add Great South Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.12	Greater Auckland	Add Remuera Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.13	Greater Auckland	Add Sandringham Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.14	Greater Auckland	Add Dominion Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.15	Greater Auckland	Add Manukau Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.16	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.17	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2025.18	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional Long Term Plan for interim improvements ahead of a longer-term major investment.	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2025.19	Greater Auckland	Amend approach to determining walkable catchment from a GIS approach to instead using a more flexible and generous approach that reflects the ability for rapid transit station access improvements to be made in the future.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2025.20	Greater Auckland	Amend to provide greater heights for residential zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	2025.21	Greater Auckland	Amend to provide greater heights for business zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	2025.22	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Mixed Housing Urban zone, subject to appropriate development controls.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2025.23	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Terraced Housing and Apartments Building zone, subject to appropriate development controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2025.24	Greater Auckland	Rezone the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2025.25	Greater Auckland	[Inferred] Reconsider the Special Character Areas Residential overlay for the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	2025.26	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2025.27	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	2025.28	Greater Auckland	Rezone Ivanhoe Road, Western Springs and surrounding area from Mixed Housing Urban to THAB zone due to proximity to high quality public transport and planning rapid transit corridor along SH16. (See map in submission).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2025.29	Greater Auckland	Remove the Special Character Areas Overlay near the Grey Lynn shops (e.g. Dryden Street, Grey Lynn) due to proximity to high quality transport outweighing character.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2025.30	Greater Auckland	Rezone areas of Segar Avenue, Tasman Avenue, Sutherland Road and Fontenoy Street, Mount Albert from Mixed Housing Urban to THAB Zone to reflect potential for pedestrian improvements across SH16 in future and very high-quality public transport along Carrington Road. (See map in submission).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2025.31	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	2025.32	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission) and rezone to an approriate zone [infer THAB zone].	Urban Environment	Single or small area rezoning proposal
FS79	Brendan Drury	Oppose	2025.33	Greater Auckland	Rezone the random and patchy areas of Mixed Housing Urban (e.g. Lillington Road and Wairakei Street, Remuera and Clonbern Road, Greenlane) to THAB Zone as Auckland Transport are already investigating ways to improve access to train stations such as Greenlane and Remuera, which would bring these areas within the walkable catchments of those stations. (See map in submission).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2025.34	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2025.35	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS79	Brendan Drury	Oppose	2025.36	Greater Auckland	Rezone the Ellerslie - Panmure Highway from Mixed Housing Urban to THAB Zone as it is a planned and funded rapid transit corridor that will meet the NPS UD definition of rapid transit. (See map in submission).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2025.37	Greater Auckland	Rezone the Eastern Busway Corridor - Ti Rakau Drive to THAB Zone where it currently Mixed Housing Urban as project now confirmed and funded as rapid transit project. (See map in submission).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2025.38	Greater Auckland	Rezone the Airport to Botany Corridor - Ti Irirangi Drive to THAB Zone as meets the criteria for being a planned rapid transit corridor. Project design is now well advanced and station locations confirmed. (See map in submission).	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2036.1	Evans Randall Investors Ltd	Reject plan change as not consistent with the NPS UD or MDRS.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2036.2	Evans Randall Investors Ltd	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General

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FS79	Brendan Drury	Oppose	2036.3	Evans Randall Investors Ltd	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS79	Brendan Drury	Oppose	2036.4	Evans Randall Investors Ltd	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2036.5	Evans Randall Investors Ltd	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2036.6	Evans Randall Investors Ltd	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2036.7	Evans Randall Investors Ltd	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	2036.8	Evans Randall Investors Ltd	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS79	Brendan Drury	Oppose	2036.9	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2036.10	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	2036.11	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS79	Brendan Drury	Oppose	2036.12	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2036.13	Evans Randall Investors Ltd	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	2036.14	Evans Randall Investors Ltd	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.15	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.16	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.17	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.18	Evans Randall Investors Ltd	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.19	Evans Randall Investors Ltd	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.20	Evans Randall Investors Ltd	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.21	Evans Randall Investors Ltd	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.22	Evans Randall Investors Ltd	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.23	Evans Randall Investors Ltd	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2036.24	Evans Randall Investors Ltd	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2036.25	Evans Randall Investors Ltd	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2036.26	Evans Randall Investors Ltd	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2036.27	Evans Randall Investors Ltd	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2036.28	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS79	Brendan Drury	Oppose	2036.29	Evans Randall Investors Ltd	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2036.30	Evans Randall Investors Ltd	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2036.31	Evans Randall Investors Ltd	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2036.32	Evans Randall Investors Ltd	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.33	Evans Randall Investors Ltd	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.34	Evans Randall Investors Ltd	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.35	Evans Randall Investors Ltd	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.36	Evans Randall Investors Ltd	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.37	Evans Randall Investors Ltd	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.38	Evans Randall Investors Ltd	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.39	Evans Randall Investors Ltd	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.40	Evans Randall Investors Ltd	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.41	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.42	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2036.43	Evans Randall Investors Ltd	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.44	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.45	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.46	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.47	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.48	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.49	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.50	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.51	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.52	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.53	Evans Randall Investors Ltd	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2036.54	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.55	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.56	Evans Randall Investors Ltd	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.57	Evans Randall Investors Ltd	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	2036.58	Evans Randall Investors Ltd	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.59	Evans Randall Investors Ltd	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.60	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.61	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.62	Evans Randall Investors Ltd	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.63	Evans Randall Investors Ltd	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.64	Evans Randall Investors Ltd	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.65	Evans Randall Investors Ltd	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.66	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.67	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.68	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.69	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.70	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.71	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.72	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	2036.73	Evans Randall Investors Ltd	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.74	Evans Randall Investors Ltd	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.75	Evans Randall Investors Ltd	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2036.76	Evans Randall Investors Ltd	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.77	Evans Randall Investors Ltd	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.78	Evans Randall Investors Ltd	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.79	Evans Randall Investors Ltd	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.80	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.81	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.82	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.83	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.84	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2036.85	Evans Randall Investors Ltd	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.86	Evans Randall Investors Ltd	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.87	Evans Randall Investors Ltd	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.88	Evans Randall Investors Ltd	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.89	Evans Randall Investors Ltd	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.90	Evans Randall Investors Ltd	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.91	Evans Randall Investors Ltd	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.92	Evans Randall Investors Ltd	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.93	Evans Randall Investors Ltd	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.94	Evans Randall Investors Ltd	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2036.95	Evans Randall Investors Ltd	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS79	Brendan Drury	Oppose	2036.96	Evans Randall Investors Ltd	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2036.97	Evans Randall Investors Ltd	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2036.98	Evans Randall Investors Ltd	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2036.99	Evans Randall Investors Ltd	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.100	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.101	Evans Randall Investors Ltd	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.102	Evans Randall Investors Ltd	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.103	Evans Randall Investors Ltd	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.104	Evans Randall Investors Ltd	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.105	Evans Randall Investors Ltd	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	2036.106	Evans Randall Investors Ltd	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.107	Evans Randall Investors Ltd	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.108	Evans Randall Investors Ltd	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.109	Evans Randall Investors Ltd	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.110	Evans Randall Investors Ltd	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.111	Evans Randall Investors Ltd	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.112	Evans Randall Investors Ltd	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.113	Evans Randall Investors Ltd	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2036.114	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.115	Evans Randall Investors Ltd	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.116	Evans Randall Investors Ltd	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	2036.117	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.118	Evans Randall Investors Ltd	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.119	Evans Randall Investors Ltd	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.120	Evans Randall Investors Ltd	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.121	Evans Randall Investors Ltd	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.122	Evans Randall Investors Ltd	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.123	Evans Randall Investors Ltd	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.124	Evans Randall Investors Ltd	Amend the proposed new assessment criteria H6.8.2.(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.125	Evans Randall Investors Ltd	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.126	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.127	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'attractive'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	2036.128	Evans Randall Investors Ltd	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.129	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.130	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.131	Evans Randall Investors Ltd	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.132	Evans Randall Investors Ltd	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.133	Evans Randall Investors Ltd	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.134	Evans Randall Investors Ltd	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.135	Evans Randall Investors Ltd	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2036.136	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.137	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS79	Brendan Drury	Oppose	2036.138	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.139	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.140	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.141	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.142	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.143	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.144	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS79	Brendan Drury	Oppose	2036.145	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.146	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2036.147	Evans Randall Investors Ltd	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	2036.148	Evans Randall Investors Ltd	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	2036.149	Evans Randall Investors Ltd	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	2036.150	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	2036.151	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2036.152	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2036.153	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2036.154	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2036.155	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions

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FS79	Brendan Drury	Oppose	2036.156	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS79	Brendan Drury	Oppose	2036.157	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS79	Brendan Drury	Oppose	2036.158	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	2036.159	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	2036.160	Evans Randall Investors Ltd	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2036.161	Evans Randall Investors Ltd	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2036.162	Evans Randall Investors Ltd	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2036.163	Evans Randall Investors Ltd	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	2036.164	Evans Randall Investors Ltd	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2036.165	Evans Randall Investors Ltd	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	2036.166	Evans Randall Investors Ltd	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2040.1	Mike Greer Developments	Approve C1.6A Overlay and precinct rules as the revised wording proposed by the plan change clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS79	Brendan Drury	Oppose	2040.2	Mike Greer Developments	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2040.3	Mike Greer Developments	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2040.4	Mike Greer Developments	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	2040.5	Mike Greer Developments	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS79	Brendan Drury	Oppose	2040.6	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2040.7	Mike Greer Developments	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	2040.8	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS79	Brendan Drury	Oppose	2040.9	Mike Greer Developments	Rezone all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2040.10	Mike Greer Developments	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.11	Mike Greer Developments	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.12	Mike Greer Developments	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.13	Mike Greer Developments	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	2040.14	Mike Greer Developments	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.15	Mike Greer Developments	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.16	Mike Greer Developments	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.17	Mike Greer Developments	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.18	Mike Greer Developments	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.19	Mike Greer Developments	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.20	Mike Greer Developments	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2040.21	Mike Greer Developments	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2040.22	Mike Greer Developments	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2040.23	Mike Greer Developments	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2040.24	Mike Greer Developments	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2040.25	Mike Greer Developments	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2040.26	Mike Greer Developments	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2040.27	Mike Greer Developments	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS79	Brendan Drury	Oppose	2040.28	Mike Greer Developments	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2040.29	Mike Greer Developments	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.30	Mike Greer Developments	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.31	Mike Greer Developments	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.32	Mike Greer Developments	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.33	Mike Greer Developments	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.34	Mike Greer Developments	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.35	Mike Greer Developments	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.36	Mike Greer Developments	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.37	Mike Greer Developments	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.38	Mike Greer Developments	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.39	Mike Greer Developments	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.40	Mike Greer Developments	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.41	Mike Greer Developments	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.42	Mike Greer Developments	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2040.43	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.44	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.45	Mike Greer Developments	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.46	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.47	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.48	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.49	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.50	Mike Greer Developments	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2040.51	Mike Greer Developments	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.52	Mike Greer Developments	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.53	Mike Greer Developments	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.54	Mike Greer Developments	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.55	Mike Greer Developments	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.56	Mike Greer Developments	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.57	Mike Greer Developments	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	2040.58	Mike Greer Developments	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.59	Mike Greer Developments	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.60	Mike Greer Developments	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.61	Mike Greer Developments	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.62	Mike Greer Developments	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.63	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.64	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.65	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.66	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.67	Mike Greer Developments	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.68	Mike Greer Developments	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.69	Mike Greer Developments	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.70	Mike Greer Developments	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.71	Mike Greer Developments	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2040.72	Mike Greer Developments	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	2040.73	Mike Greer Developments	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.74	Mike Greer Developments	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.75	Mike Greer Developments	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.76	Mike Greer Developments	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.77	Mike Greer Developments	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.78	Mike Greer Developments	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.79	Mike Greer Developments	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.80	Mike Greer Developments	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.81	Mike Greer Developments	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.82	Mike Greer Developments	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.83	Mike Greer Developments	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS79	Brendan Drury	Oppose	2040.84	Mike Greer Developments	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.85	Mike Greer Developments	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.86	Mike Greer Developments	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.87	Mike Greer Developments	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.88	Mike Greer Developments	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.89	Mike Greer Developments	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.90	Mike Greer Developments	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.91	Mike Greer Developments	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2040.92	Mike Greer Developments	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2040.93	Mike Greer Developments	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2040.94	Mike Greer Developments	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS79	Brendan Drury	Oppose	2040.95	Mike Greer Developments	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2040.96	Mike Greer Developments	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.97	Mike Greer Developments	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.98	Mike Greer Developments	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.99	Mike Greer Developments	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.100	Mike Greer Developments	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.101	Mike Greer Developments	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.102	Mike Greer Developments	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.103	Mike Greer Developments	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.104	Mike Greer Developments	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	2040.105	Mike Greer Developments	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.106	Mike Greer Developments	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.107	Mike Greer Developments	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.108	Mike Greer Developments	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.109	Mike Greer Developments	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.110	Mike Greer Developments	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2040.111	Mike Greer Developments	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.112	Mike Greer Developments	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.113	Mike Greer Developments	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.114	Mike Greer Developments	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.115	Mike Greer Developments	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	2040.116	Mike Greer Developments	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.117	Mike Greer Developments	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.118	Mike Greer Developments	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.119	Mike Greer Developments	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.120	Mike Greer Developments	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.121	Mike Greer Developments	Amend the proposed new assessment criteria H6.8.2..(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.122	Mike Greer Developments	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.123	Mike Greer Developments	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'and 'attractive' Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.124	Mike Greer Developments	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.125	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.126	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	2040.127	Mike Greer Developments	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.128	Mike Greer Developments	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.129	Mike Greer Developments	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.130	Mike Greer Developments	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.131	Mike Greer Developments	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2040.132	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.133	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.134	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.135	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS79	Brendan Drury	Oppose	2040.136	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.137	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.138	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.139	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.140	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.141	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2040.142	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS79	Brendan Drury	Oppose	2040.143	Mike Greer Developments	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	2040.144	Mike Greer Developments	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	2040.145	Mike Greer Developments	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	2040.146	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	2040.147	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2040.148	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2040.149	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2040.150	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2040.151	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2040.152	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS79	Brendan Drury	Oppose	2040.153	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS79	Brendan Drury	Oppose	2040.154	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	2040.155	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone

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FS79	Brendan Drury	Oppose	2040.156	Mike Greer Developments	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2040.157	Mike Greer Developments	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2040.158	Mike Greer Developments	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2040.159	Mike Greer Developments	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use Zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	2040.160	Mike Greer Developments	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2040.161	Mike Greer Developments	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	2040.162	Mike Greer Developments	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2041.1	Neilston Homes	Amend the plan change to as it is inefficient and costly, onerous and would lead to complicated and costly resource consent applications and interpretation issues.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2041.2	Neilston Homes	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS79	Brendan Drury	Oppose	2041.3	Neilston Homes	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2041.4	Neilston Homes	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2041.5	Neilston Homes	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS79	Brendan Drury	Oppose	2041.6	Neilston Homes	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2041.7	Neilston Homes	Amend in G2 by adding the folllowing explanation: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	2041.8	Neilston Homes	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centres - Methodology
FS79	Brendan Drury	Oppose	2041.9	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2041.10	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	2041.11	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS79	Brendan Drury	Oppose	2041.12	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2041.13	Neilston Homes	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.14	Neilston Homes	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.15	Neilston Homes	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.16	Neilston Homes	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	2041.17	Neilston Homes	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.18	Neilston Homes	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.19	Neilston Homes	6A) Require development to achieve a built form that contributes to the planned outcomes of the zone high-quality built environment outcomes by: (a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.20	Neilston Homes	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.21	Neilston Homes	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.22	Neilston Homes	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2041.23	Neilston Homes	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.24	Neilston Homes	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.25	Neilston Homes	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.26	Neilston Homes	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.27	Neilston Homes	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.28	Neilston Homes	Delete standards not identified within the MDRS in (A4) within H5.4 Activity table - four or more dwellings per site. The standards for: - Infrastructure standards: - Deep soil area and canopy tree; - Safety and privacy buffer -Residential waste management	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.29	Neilston Homes	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.30	Neilston Homes	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.31	Neilston Homes	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2041.32	Neilston Homes	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.33	Neilston Homes	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.34	Neilston Homes	Delete H5.6.5. Height in relation to boundary 'privacy' wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.35	Neilston Homes	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.36	Neilston Homes	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.37	Neilston Homes	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.38	Neilston Homes	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.39	Neilston Homes	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.40	Neilston Homes	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a SEA already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.41	Neilston Homes	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.42	Neilston Homes	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.43	Neilston Homes	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.44	Neilston Homes	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.45	Neilston Homes	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.46	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.47	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.48	Neilston Homes	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.49	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.50	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.51	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2041.52	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.53	Neilston Homes	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2041.54	Neilston Homes	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.55	Neilston Homes	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.56	Neilston Homes	Delete the new proposed assessment criteria in H5.8.1 Assessment to read as follows: (ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.57	Neilston Homes	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - to read: "C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.58	Neilston Homes	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.59	Neilston Homes	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove H5.8.2(1)(f) requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.60	Neilston Homes	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places.. Delete H5.8.2(h)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.61	Neilston Homes	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), and delete references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.62	Neilston Homes	Amend new proposed assessment criteria within H5.8.2 (4)(iii) to read: "iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.63	Neilston Homes	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.64	Neilston Homes	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.65	Neilston Homes	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.66	Neilston Homes	Amend H5.8.2 assessment criteria (15) to read: e) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.67	Neilston Homes	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS (see page 17-18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.68	Neilston Homes	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.69	Neilston Homes	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.70	Neilston Homes	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.71	Neilston Homes	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.72	Neilston Homes	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.73	Neilston Homes	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.74	Neilston Homes	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.75	Neilston Homes	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2041.76	Neilston Homes	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.77	Neilston Homes	Amend objective H6.2(A1)(ii) and introduce a new (iii). ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.78	Neilston Homes	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.79	Neilston Homes	Amend objective H6.2(2) to read: 2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.in a variety of forms.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.80	Neilston Homes	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.81	Neilston Homes	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.82	Neilston Homes	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.83	Neilston Homes	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.84	Neilston Homes	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.85	Neilston Homes	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.86	Neilston Homes	Amend policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity as follows: 1) Enable a variety of housing types at high densities including terrace housing and low to midrise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.87	Neilston Homes	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: "2) Require the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a reasonable high quality built environment: (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.88	Neilston Homes	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective as follows: "A4) Require development to achieve a built planned urban form that contributes to reasonable highquality built environment outcomes by: (a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; ... (d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;"	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.89	Neilston Homes	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: 4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.90	Neilston Homes	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.91	Neilston Homes	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.92	Neilston Homes	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.93	Neilston Homes	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.94	Neilston Homes	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2041.95	Neilston Homes	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2041.96	Neilston Homes	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2041.97	Neilston Homes	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.98	Neilston Homes	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2041.99	Neilston Homes	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.100	Neilston Homes	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.101	Neilston Homes	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.102	Neilston Homes	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.103	Neilston Homes	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.104	Neilston Homes	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS79	Brendan Drury	Oppose	2041.105	Neilston Homes	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment' as follows: 1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment. (2) On a site subject to a Significant Ecological Areas Overlay: (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.106	Neilston Homes	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.107	Neilston Homes	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.108	Neilston Homes	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.109	Neilston Homes	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.110	Neilston Homes	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.111	Neilston Homes	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.112	Neilston Homes	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2041.113	Neilston Homes	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2041.114	Neilston Homes	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.115	Neilston Homes	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.116	Neilston Homes	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.117	Neilston Homes	interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d) as follows: ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	2041.118	Neilston Homes	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.119	Neilston Homes	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.120	Neilston Homes	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades in H6.8.2(1)(f).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.121	Neilston Homes	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) reference to use of quality, durable and easily maintainable materials. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road. network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.122	Neilston Homes	Delete within H6.8.2.(3)(l) assessment criteria references to: references to the need for wider upgrades of the adjacent road network. Delete references to deep soil and communal open space in 3(g); Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.123	Neilston Homes	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to '"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.124	Neilston Homes	Amend the proposed new assessment criteria H6.8.2(6) for Height in relation to boundary to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.125	Neilston Homes	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.126	Neilston Homes	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'attractive' as follows: (f) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	2041.127	Neilston Homes	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i) as follows: H6.8.2. Assessment criteria (15A) For windows to street and private vehicle and pedestrian accessways (a) refer to Policy H5.3(C1) (b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.128	Neilston Homes	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.129	Neilston Homes	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.130	Neilston Homes	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.131	Neilston Homes	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.132	Neilston Homes	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.133	Neilston Homes	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension in H5.9 Special information requirements. .	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.134	Neilston Homes	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2041.135	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS79	Brendan Drury	Oppose	2041.136	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.137	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.138	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.139	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.140	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.141	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.142	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS79	Brendan Drury	Oppose	2041.143	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.144	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.145	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2041.146	Neilston Homes	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	2041.147	Neilston Homes	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	2041.148	Neilston Homes	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	2041.149	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.). [Infer to retain H9.6.2 Height in relation to boundary control as outlined in Table H9.6.2.1]	Business Zones provisions	Metropolitan Centre Zone - provisions
FS79	Brendan Drury	Oppose	2041.150	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2041.151	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions

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FS79	Brendan Drury	Oppose	2041.152	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2041.153	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2041.154	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2041.155	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS79	Brendan Drury	Oppose	2041.156	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS79	Brendan Drury	Oppose	2041.157	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details. [Infer reference should be H13.6.1]	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	2041.158	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	2041.159	Neilston Homes	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2041.160	Neilston Homes	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2041.161	Neilston Homes	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2041.162	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS79	Brendan Drury	Oppose	2041.163	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	2041.164	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Walkable Catchments	WC General - Methodology

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FS79	Brendan Drury	Oppose	2041.165	Neilston Homes	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2041.166	Neilston Homes	Include Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	2041.167	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2041.168	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2083.1	Universal Homes	Retain the revised wording of C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2083.2	Universal Homes	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2083.3	Universal Homes	Delete proposed Standards D14.6.5 – D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2083.4	Universal Homes	Amend the wording of Chapter G2 to include the wording specified.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	2083.5	Universal Homes	Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS79	Brendan Drury	Oppose	2083.6	Universal Homes	That the Auckland Council reviews all OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2083.7	Universal Homes	Retain the revised wording of objective H5.2(1).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.8	Universal Homes	Amend objective H5.2(3) to retain the existing wording from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	2083.9	Universal Homes	Amend the wording of objective H5.2(6) to delete the proposed wording or reword to delete the reference to high quality built environment.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.10	Universal Homes	Amend objective H5.2(8) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.11	Universal Homes	Amend objective H5.2(9) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.12	Universal Homes	Delete objective H5.2(10) or amend to refer specifically to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.13	Universal Homes	Amend the text of Policy H5.3(6A) as specified in the submission.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.14	Universal Homes	Delete the proposed wording of Policy H5.2(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.15	Universal Homes	Delete policy H5.2(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.16	Universal Homes	Delete policy H5.2(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.17	Universal Homes	Delete policy H5.2(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2083.18	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2083.19	Universal Homes	Delete activity A2A from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2083.20	Universal Homes	Delete activities A2B and A33B from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2083.21	Universal Homes	Delete all standards to be complied with that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2083.22	Universal Homes	Delete all standards for four or more dwellings that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2083.23	Universal Homes	Amend H5.5(5) to delete all standards that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2083.24	Universal Homes	Delete Standard H5.5(6).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.25	Universal Homes	Delete Standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.26	Universal Homes	Delete Standard H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.27	Universal Homes	Delete the word "privacy" from the purpose of Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.28	Universal Homes	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.29	Universal Homes	Amend Standard H5.6.5(b) to retain the existing minor protrusions exemptions for boundaries with Open Space zones from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.30	Universal Homes	Amend Standard H5.6.9 Maximum Impervious Area to 70%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.31	Universal Homes	Delete the additional wording proposed for the purpose of Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.32	Universal Homes	Retain the proposed changes to Standard H5.6.10 Building Coverage, increasing building coverage to 50%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.33	Universal Homes	Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.34	Universal Homes	Amend the proposed text changes to Standard H5.6.11 Landscaped area to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.35	Universal Homes	Amend the proposed text changes to Standard H5.6.12 outlook to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.36	Universal Homes	Delete Standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.37	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.38	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard and delete the communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2083.39	Universal Homes	Delete Standard H5.6.18 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.40	Universal Homes	Delete standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.41	Universal Homes	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.42	Universal Homes	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2083.43	Universal Homes	Delete matters of control H5.7.1.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.44	Universal Homes	Delete matters of discretion H5.8.1(1)©.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.45	Universal Homes	Delete matters of discretion H5.8.1(2)(ia).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.46	Universal Homes	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.47	Universal Homes	Delete matters of discretion H5.8.1(6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.48	Universal Homes	Amend assessment criteria H5.8.2(1)(b)(i) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.49	Universal Homes	Amend the wording of assessment criteria H5.8.2(2) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.50	Universal Homes	Delete assessment criteria H5.8.2(3)(l).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.51	Universal Homes	Amend the wording of assessment criteria H5.8.2(4) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.52	Universal Homes	Amend the wording of assessment criteria H5.8.2(6) to refer to additional HIRB infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.53	Universal Homes	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	2083.54	Universal Homes	Delete assessment criteria H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.55	Universal Homes	Amend assessment criteria H5.8.2(15) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.56	Universal Homes	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.57	Universal Homes	Delete assessment criteria H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.58	Universal Homes	Delete assessment criteria H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.59	Universal Homes	Delete assessment criteria H5.8.2(20) and move the necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.60	Universal Homes	Delete assessment criteria H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.61	Universal Homes	Delete assessment criteria H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.62	Universal Homes	Delete special information requirement (1) for a landscape plan.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.63	Universal Homes	Delete special information requirement (2) for deep soil areas.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.64	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2083.65	Universal Homes	Amend the zone description in H6.1 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.66	Universal Homes	Amend the wording of objectives H6.2(A1) and (B1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.67	Universal Homes	Delete objective H6.2(1A) or amend to remove the reference to a high quality built environment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS79	Brendan Drury	Oppose	2083.68	Universal Homes	Amend objective H6.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.69	Universal Homes	Amend objective H6.2(3) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.70	Universal Homes	Amend objective H6.2(4) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.71	Universal Homes	Delete objective H6.2(5) or reword to delete the reference to high quality building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.72	Universal Homes	Delete objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.73	Universal Homes	Delete objective H6.2(9)	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.74	Universal Homes	Retain proposed policy H6.3(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.75	Universal Homes	Amend the wording of policy H6.3(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.76	Universal Homes	Amend the wording of policy H6.3(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.77	Universal Homes	Amend the wording of policy H6.3(A4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.78	Universal Homes	Amend the wording of policy H6.3(4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2083.79	Universal Homes	Retain Policy H6.3(9) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.80	Universal Homes	Delete Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.81	Universal Homes	Delete Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.82	Universal Homes	Delete Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.83	Universal Homes	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2083.84	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2083.85	Universal Homes	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m2 as a permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2083.86	Universal Homes	Delete activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2083.87	Universal Homes	Delete activities H6.4(A2B) and A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2083.88	Universal Homes	Amend the activity table to delete standards to be complied with that are not identified within the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2083.89	Universal Homes	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2083.90	Universal Homes	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.91	Universal Homes	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.92	Universal Homes	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m2.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.93	Universal Homes	Amend standard H6.6.6 Height in Relation to Boundary to apply to the first 25m of the site rather than 21.5m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.94	Universal Homes	Amend standard H6.6.11 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.95	Universal Homes	Amend Standard H6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.96	Universal Homes	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.97	Universal Homes	Delete standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.98	Universal Homes	Amend standard H6.6.15 to match the MDRS standard and delete the communal outdoor living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.99	Universal Homes	Delete standard H6.6.19 and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.100	Universal Homes	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2083.101	Universal Homes	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.102	Universal Homes	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2083.103	Universal Homes	Delete the proposed new assessment criteria for H6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.104	Universal Homes	Delete the proposed new assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.105	Universal Homes	Delete matter of discretion H6.8.1(1)©.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.106	Universal Homes	Delete matter of discretion H6.8.1(2)(ia)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.107	Universal Homes	Amend matters of discretion H6.8.1(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.108	Universal Homes	Delete matters of discretion H6.8.1(6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.109	Universal Homes	Amend assessment criteria H6.8.2(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.110	Universal Homes	Amend assessment criteria H6.8.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.111	Universal Homes	Amend assessment criteria H6.8.2(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS79	Brendan Drury	Oppose	2083.112	Universal Homes	Amend assessment criteria H6.8.2(5) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.113	Universal Homes	Amend assessment criteria H6.8.2(6) to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.114	Universal Homes	Delete assessment criteria H6.8.2(12)€.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.115	Universal Homes	Amend assessment criteria H6.8.2(15) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.116	Universal Homes	Amend assessment criteria H6.8.2(15A) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.117	Universal Homes	Delete assessment criteria H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.118	Universal Homes	Delete assessment criteria H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.119	Universal Homes	Delete assessment criteria H6.8.2(20) and move necessary criteria to H6.8.2(1) (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.120	Universal Homes	Delete assessment criteria H6.8.2(21).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.121	Universal Homes	Delete special information requirement (1) for a landscape plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.122	Universal Homes	Delete special information requirement (2) for deep soil areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2083.123	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2083.124	Universal Homes	Confirm deletion of Standards H8.6.10 and H8.6.12 - H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS79	Brendan Drury	Oppose	2083.125	Universal Homes	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS79	Brendan Drury	Oppose	2083.126	Universal Homes	Delete standard H8.6.34 Through Site Links and replace it with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS79	Brendan Drury	Oppose	2083.127	Universal Homes	Amend Standard H9.6.1 Building height to provide for unlimited height in the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS79	Brendan Drury	Oppose	2083.128	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS79	Brendan Drury	Oppose	2083.129	Universal Homes	Amend Standard H10.6.1 Building height to provide for a height of 32.5m within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2083.130	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2083.131	Universal Homes	Amend Standard H11.6.1 Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2083.132	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Local Centre Zone - provisions
FS79	Brendan Drury	Oppose	2083.133	Universal Homes	Increase the walkable catchment of the Local Centres Zone to 400m and up zone those sites within the walkable catchment to provide for at least 6 storeys.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2083.134	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS79	Brendan Drury	Oppose	2083.135	Universal Homes	Amend Standard H13.6.1 Building height to provide for a height of 24m within all Mixed Use Zones.	Business Zones provisions	Mixed Use Zone

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FS79	Brendan Drury	Oppose	2083.136	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Mixed Use Zone
FS79	Brendan Drury	Oppose	2083.137	Universal Homes	Delete the definition for Canopy tree.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2083.138	Universal Homes	Delete the definition for Deep soil area.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2083.139	Universal Homes	Amend the definition of landscape area to clarify what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS. Alternatively retain the existing definition from the AUP(OP).	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2083.140	Universal Homes	Amend the Walkable catchment as set out in the submission.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS79	Brendan Drury	Oppose	2083.141	Universal Homes	Amend the plan change to ascribe a height of 24 to 6 storeys rather than 21m.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	2083.142	Universal Homes	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2083.143	Universal Homes	Include the Special Housing Areas into	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	2083.144	Universal Homes	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2238.1	Beachlands South Limited Partnership	Approve in general the application of the Mixed Housing urban zone through urban residential areas to incorporate the MDRS.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2238.2	Beachlands South Limited Partnership	Approve in general the application of the THAB zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2238.3	Beachlands South Limited Partnership	Reject the decision not to apply walkable catchments around ferry services.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2238.4	Beachlands South Limited Partnership	Approve the application of MDRS in Beachlands.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2238.5	Beachlands South Limited Partnership	Reject the Beachlands Transport Infrastructure Constraints QM unless Council unless it can be shown to be required by an appropriate level of analysis.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS79	Brendan Drury	Oppose	2238.6	Beachlands South Limited Partnership	Apply a walkable catchment to Beachlands from the edge of the Pine Harbour Ferry Terminal in accordance with the submitter's walking and cycling isochrone analysis [see Appendix 1].	Walkable Catchments	WC RTN Other
FS79	Brendan Drury	Oppose	2238.7	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2238.8	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2238.9	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2238.10	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2238.11	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2238.12	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2238.13	Beachlands South Limited Partnership	Remove H5.6.18 Windows to street and private vehicle and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2238.14	Beachlands South Limited Partnership	Remove H5.6.19 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2238.15	Beachlands South Limited Partnership	Remove H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2238.16	Beachlands South Limited Partnership	Remove H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2238.17	Beachlands South Limited Partnership	Remove all proposed special information requirements under H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS79	Brendan Drury	Oppose	2238.18	Beachlands South Limited Partnership	Remove H6.6.19 Windows to street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2238.19	Beachlands South Limited Partnership	Remove H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2238.20	Beachlands South Limited Partnership	Remove H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2238.21	Beachlands South Limited Partnership	Remove H6.6.22 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2238.22	Beachlands South Limited Partnership	Remove all proposed special information requirements under H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2238.23	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2238.24	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2238.25	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2238.26	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2238.27	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2238.28	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2238.29	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2238.30	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.1	Stuart P.C. Ltd	Approve the zoning of Selwyn Avenue, Mission Bay.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.2	Stuart P.C. Ltd	Amend plan change provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council QM and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.3	Stuart P.C. Ltd	Remove from maps overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.4	Stuart P.C. Ltd	Approve C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2248.5	Stuart P.C. Ltd	Delete the requirement that that all applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect, commensurate with the scale and significance of the effects of the proposed buildings.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2248.6	Stuart P.C. Ltd	Delete statement ‘The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ from E38 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2248.7	Stuart P.C. Ltd	Delete 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA' from E36 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2248.8	Stuart P.C. Ltd	Delete statement 'and in some cases has applied the Residential - Low Density Residential Zone to this land' from E36.1 Background.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2248.9	Stuart P.C. Ltd	Delete references to QM from the following amendment to E38.1: 'This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters.'	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.10	Stuart P.C. Ltd	Delete references to QM from E38.2(10)(d), E38.2(10)(e), and E38.2 Medium Density Residential Standards Objectives (11).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.11	Stuart P.C. Ltd	Delete references to QM from E38.3 Policies (13), (31), (32), (33), (34), and (35), particularly references to the mapped Infrastructure Constraints.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.12	Stuart P.C. Ltd	Delete references to QM, particularly the mapped Infrastructure Constraints, from Table E38.2 Activity table.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.13	Stuart P.C. Ltd	Approve the proposed provisions of E38.8.1A Standards, except specify that for subdivision around approved land use resource consent or around existing building and development Standard E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.14	Stuart P.C. Ltd	Expand the provisions of E38.8.1A Standards to also apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.15	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.8.2 Standards.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.16	Stuart P.C. Ltd	Reject amendments to E38.11.1.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2248.17	Stuart P.C. Ltd	Reject amendments to E38.11.2.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.18	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.1.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.19	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.2.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2248.20	Stuart P.C. Ltd	Approve Mixed Housing Urban zoning where it has been applied in Auckland.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.21	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2248.22	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.23	Stuart P.C. Ltd	Delete H5.2 Objectives (5), (6), (7), (8), (9), and (10).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2248.24	Stuart P.C. Ltd	Delete H5.3 Policies (6A)(a),(b),(c),(d),(e),(f),(g),(h),(i), (7), (11), (12), (13), (14), (15), (16), and (17).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2248.25	Stuart P.C. Ltd	Delete from H5.4.1 Activity Table the following clarifying statement: 'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2248.26	Stuart P.C. Ltd	Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2248.27	Stuart P.C. Ltd	Delete from H5.4.A Activity Table 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2248.28	Stuart P.C. Ltd	Reject in H5.4.A Activity Table the Introduction of extensive new standards to be complied with against new and existing rules.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2248.29	Stuart P.C. Ltd	Approve the deletion of existing notification provisions at H5.5(1) and approve all of the text at H5.5(4), (5), and (6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2248.30	Stuart P.C. Ltd	Approve H5.6.3A (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.31	Stuart P.C. Ltd	Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.32	Stuart P.C. Ltd	Delete H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2248.33	Stuart P.C. Ltd	Approve H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.34	Stuart P.C. Ltd	Approve amendments to H6.6.8 except for Table H5.6.8.2. being identified as a QM.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.35	Stuart P.C. Ltd	Approve amendments to H5.6.10 except for the following additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: 'Purpose: …and to provide for the protection and management of SEAs' and H5.6.10 (2) (a), (b), and (c).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.36	Stuart P.C. Ltd	Approve following amendments to H5.6.11 'Developments containing up to three dwellings must comply with the following: (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling,' as they are required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.37	Stuart P.C. Ltd	Reject the following amendments to H5.6.11: 'Development containing four or more dwellings and any other developments must comply with the following: (5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch. (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1… (7) A minimum of 50% of the front yard must be landscaped.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.38	Stuart P.C. Ltd	Approve amendments to H5.6.12 which have been amended to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.39	Stuart P.C. Ltd	Approve the reduction of the outlook requirement to 5m in H5.6.12 where it has been amended to apply to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.40	Stuart P.C. Ltd	Reject 'measurement from balcony edge' in H5.6.12 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.41	Stuart P.C. Ltd	Reject in H5.6.12 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.42	Stuart P.C. Ltd	Approve those amendments to H.5.6.14 which give effect to MDRS requirements for up to three dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.43	Stuart P.C. Ltd	Reject the following amendments to H5.6.14: Purpose statement expanded to specify integrated residential areas and that living space must be separated from vehicle access and manoeuvring areas; and the requirement that hat private outdoor living spaces are directly accessible from main dwelling areas; and the requirement that communal outdoor living spaces are conveniently accessible for all occupants.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.44	Stuart P.C. Ltd	Reject where Standard H5.6.14 has been amended to apply to four or more dwellings and where it is specified that it applies to integrated residential areas.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.45	Stuart P.C. Ltd	Reject the whole of H5.6.14 (4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS79	Brendan Drury	Oppose	2248.46	Stuart P.C. Ltd	Delete H5.6.18.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.47	Stuart P.C. Ltd	Delete H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.48	Stuart P.C. Ltd	Delete H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.49	Stuart P.C. Ltd	Delete H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.50	Stuart P.C. Ltd	Delete the following text from H5.7.1: 'The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application: (1) For one dwelling per site subject to a Significant Ecological Area Overlay: (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area; (b) The location, bulk and scale of built development relative to the surrounding ecological values,' or if retained do not refer to 'sites' subject to a SEA overlay but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.51	Stuart P.C. Ltd	Delete H5.7.2(1)(a).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2248.52	Stuart P.C. Ltd	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.53	Stuart P.C. Ltd	Delete H5.8.2(1)(b), (c), (d), (e).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.54	Stuart P.C. Ltd	Approve the deletion of 'intensity' from matters of discretion H5.8.1(2)(a)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.55	Stuart P.C. Ltd	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.56	Stuart P.C. Ltd	Approve the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.57	Stuart P.C. Ltd	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.58	Stuart P.C. Ltd	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.59	Stuart P.C. Ltd	Delete substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site and amendments to criteria for four or more dwellings at H5.8.2(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2248.60	Stuart P.C. Ltd	Delete changes to matters of discretion H5.8.1(3) relating to integrated residential developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.61	Stuart P.C. Ltd	Delete H5.8.1 (6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.62	Stuart P.C. Ltd	Delete amendments / significant additions to H5.8.2(4).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.63	Stuart P.C. Ltd	Approve amendments / significant additions to H5.8.2(6).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.64	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(9).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.65	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(10).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.66	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(11).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.67	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.68	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(13).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.69	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.70	Stuart P.C. Ltd	Approve proposed provisions in H5.8.2(15).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.71	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(15A).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.72	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(16).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.73	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(17).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.74	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2248.75	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.76	Stuart P.C. Ltd	Delete new criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.77	Stuart P.C. Ltd	Delete new criteria at H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.78	Stuart P.C. Ltd	Delete new criteria at H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.79	Stuart P.C. Ltd	Delete H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2248.80	Stuart P.C. Ltd	Approve the application of the THAB zone to areas inside walkable catchments.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.81	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2248.82	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2248.83	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2248.84	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	2248.85	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)
FS79	Brendan Drury	Oppose	2248.86	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	2248.87	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	2248.88	Stuart P.C. Ltd	Approve amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2248.89	Stuart P.C. Ltd	Delete new objectives and amendments to objectives at H6.2 and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2248.90	Stuart P.C. Ltd	Delete new policies and amendments to policies at H6.3, noting particularly H6.3(4A)(e), (12), and (14), and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2248.91	Stuart P.C. Ltd	Delete significant additions to Activity Table H6.4.1, including but not limited to (A7), (A31), and (A31A), particularly removing reference to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2248.92	Stuart P.C. Ltd	Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2248.93	Stuart P.C. Ltd	Delete duplications of rules and standards throughout H6.4.1 (A31), (A31A), (A32), (A32A), (A33), (A33A) to better streamline the plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2248.94	Stuart P.C. Ltd	Approve the notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2248.95	Stuart P.C. Ltd	Delete H6.6.4B and H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.96	Stuart P.C. Ltd	Delete the MDRS standard 'for up to three dwellings' in H6.6.5 and replace it with the standard zone height limits proposed inside or outside walkable catchments and enable at least six storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.97	Stuart P.C. Ltd	Approve proposed amendments to H6.6.6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.98	Stuart P.C. Ltd	Approve deletion of H6.6.7 as long as the proposed amendments to H6.6.6 are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.99	Stuart P.C. Ltd	Approve H.6.8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2248.100	Stuart P.C. Ltd	Delete provisions relating to SEAs from H6.6.11.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.101	Stuart P.C. Ltd	Delete amendments to H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.102	Stuart P.C. Ltd	Approve reduction of outlook requirement to 5m in H6.6.13.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.103	Stuart P.C. Ltd	Reject measurement from balcony edge in H6.6.13 where the standard specifies that 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.104	Stuart P.C. Ltd	Reject in H6.6.13 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.105	Stuart P.C. Ltd	Delete amendments to H6.6.15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.106	Stuart P.C. Ltd	Delete amendments to H6.6.19.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.107	Stuart P.C. Ltd	Delete amendments to H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.108	Stuart P.C. Ltd	Delete amendments to H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.109	Stuart P.C. Ltd	Delete amendments to H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2248.110	Stuart P.C. Ltd	Delete amendments to H6.7.1, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2248.111	Stuart P.C. Ltd	Delete amendments to H6.7.2, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.112	Stuart P.C. Ltd	Reject H6.8.1 (6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.113	Stuart P.C. Ltd	Retain assessment criteria relating to infrastructure capacity to serve a development in H6.8.1 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.114	Stuart P.C. Ltd	Delete H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.115	Stuart P.C. Ltd	Approve the proposed deletion of 'intensity' from H6.8.1(1)(b)(i), H6.8.1(2)((a)(i), H6.8.1(3)(a)(i), and H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.116	Stuart P.C. Ltd	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d), and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.117	Stuart P.C. Ltd	Delete proposed provisions from H6.8.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.118	Stuart P.C. Ltd	Retain infrastructure matter in H6.8.2 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.119	Stuart P.C. Ltd	Delete amendments to H.6.8.2, noting that it is inappropriate to include footpath upgrades within criteria as this will likely lead to piecemeal outcomes at the expense of developers and buyers and Council should use Development Contributions instead.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.120	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.121	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Residential - transitions/height next to SCAR

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FS79	Brendan Drury	Oppose	2248.122	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Business - transitions/height next to SCAB
FS79	Brendan Drury	Oppose	2248.123	Stuart P.C. Ltd	Delete additions to H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2248.124	Stuart P.C. Ltd	Approve those zoning changes and provisions which seek to implement the NPS-UD and MDRS requirements.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.125	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Residential Zones	Residential Zones (General or other)
FS79	Brendan Drury	Oppose	2248.126	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.127	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	2248.128	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriateness of QMs (Other)
FS79	Brendan Drury	Oppose	2248.129	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	2248.130	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	2248.131	Stuart P.C. Ltd	Remove QM from 30 and 32 Selwyn Drive, Mission Bay, in particular the Coastal Inundation and Flooding Constraints QM applied to the site, and note that these primarily apply to Tāmaki Drive.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2248.132	Stuart P.C. Ltd	Express concerns that the plan change overcomplicates the structure of the AUP and is overly prescriptive.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2248.133	Stuart P.C. Ltd	Express concerns that proposed changes to the Mixed Housing Urban zone are overly prescriptive and inconsistent with the otherwise clear, efficient, and effective AUP.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2248.134	Stuart P.C. Ltd	Express concerns that amendments regulating 'four plus dwellings' in the Mixed Housing Urban zone are overly prescriptive and will lead to a significant reduction in design flexibility, impacts on land development potential, and increased resource consent costs.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS79	Brendan Drury	Oppose	2273.1	Aaron Grey	Remove proposed provisions related to natural hazards, protecting or managing heritage, managing sites and areas of significance to Māori, or protecting or managing outstanding natural features and landscapes from the zone provisions and inserting these within the overlay Auckland-wide and precinct provisions (if not already located there), as relevant [consistent with the National Planning Standards].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.2	Aaron Grey	Ensure inserted provisions use the next sequential number in that section [consistent with the National Planning Standards].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.3	Aaron Grey	Amend the naming of residential zones to match the Zone Framework standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.4	Aaron Grey	Amend the activity tables of zones of chapters affected by [the plan change] in accordance with the Format Standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.5	Aaron Grey	Amend the relevant definitions in Chapter H in accordance with the Definitions Standard [consistent with the National Planning Standards].	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2273.6	Aaron Grey	Ensure terms 'building' and 'building coverage' are defined in accordance with the Definitions List in 14 of the National Planning Standards.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2273.7	Aaron Grey	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	2273.8	Aaron Grey	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	2273.9	Aaron Grey	Delete all provisions that duplicate (and, in some cases, also cross reference) existing provisions with the Overlay or Auckland-wide chapters.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	2273.10	Aaron Grey	Relocate all new rules related to Significant Ecological Areas to Section D9.	Qualifying Matters A-I	SEAs (D9)
FS79	Brendan Drury	Oppose	2273.11	Aaron Grey	Insert a new overlay section for Infrastructure Constraints [refer to appendix 3 for example of this overlay, page 105-109 of the submission]	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS79	Brendan Drury	Oppose	2273.12	Aaron Grey	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS79	Brendan Drury	Oppose	2273.13	Aaron Grey	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2273.14	Aaron Grey	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Walkable Catchments	WC General

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FS79	Brendan Drury	Oppose	2273.15	Aaron Grey	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2273.16	Aaron Grey	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2273.17	Aaron Grey	Avoid using zones to restrict development to the extent necessary to accommodate qualifying matters, relying instead on Overlay, Auckland-wide or Precinct provisions to do so.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS79	Brendan Drury	Oppose	2273.18	Aaron Grey	Retain proposed walkable catchments so are not removed or reduced (but could be increased).	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	2273.19	Aaron Grey	Account for roads and paths required by precinct plans for walkable catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2273.20	Aaron Grey	Amend proposed walkable catchments to include those parts of large sites within 800m that are expected to be subdivided further.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2273.21	Aaron Grey	Add walkable catchments within 800m of all bus stops serving routes that qualify as rapid transits stops (refer to full submission) and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zoned land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2273.22	Aaron Grey	Add walkable catchments within 800m of the existing Onehunga and Te Papapa train stations and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Methodology
FS79	Brendan Drury	Oppose	2273.23	Aaron Grey	Add walkable catchments within 800m of the proposed Ngākōroa train station and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Future stops
FS79	Brendan Drury	Oppose	2273.24	Aaron Grey	Add walkable catchments within 800m of the proposed Eastern Busway stations at Pakuranga Town Centre, Edgewater Drive, Gossamer Drive, Burswood and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2273.25	Aaron Grey	Add walkable catchments within 800m of the proposed North-Western Busway stations at Te Atatu Road, Lincoln Road and Westgate, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2273.26	Aaron Grey	Add walkable catchments within 800m of the proposed Airport to Botany Busway stations at Carruth Road, Manukau, Diorella Drive, Dawson Road, Ormiston Road, Accent Drive, Smales Road and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2273.27	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal
FS79	Brendan Drury	Oppose	2273.28	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)

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FS79	Brendan Drury	Oppose	2273.29	Aaron Grey	Ensure Policy 3(d) intensification areas are subject to a maximum height limit that is not less than the height limit of the adjacent Local Centre zone and Town Centre zone, applying Height Variation Control is necessary.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS79	Brendan Drury	Oppose	2273.30	Aaron Grey	Avoid applying zoning determined by whether qualifying matters apply to the site, in order to avoid zoning boundaries that are not defensible.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.31	Aaron Grey	Amend edge of walkable catchments and Policy 3(d) intensification areas to redraw to ensure that zoning boundaries are defensible. [Refer to full submission for further details].	Walkable Catchments	WC General - Methodology
FS79	Brendan Drury	Oppose	2273.32	Aaron Grey	Rezone all land subject to a residential zone that has been vested in Council as reserve or acquired by Council for use as a park be, to Open Space - Informal Recreation Zone.	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.33	Aaron Grey	Amend Tables A1.4.8.1 and A1.4..8.2 as necessary to ensure consistency with other relief granted in response to decisions requested in the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2273.34	Aaron Grey	Delete Section A1.8.2.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2273.35	Aaron Grey	Retain section C1.6A as proposed.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS79	Brendan Drury	Oppose	2273.36	Aaron Grey	Insert into Section G2 a list of walkable catchment areas.	Walkable Catchments	WC General
FS79	Brendan Drury	Oppose	2273.37	Aaron Grey	Amend the definitions of "building and "building coverage" to refer to the definitions in the National Planning Standards in relation to the construction and use of residential dwellings.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2273.38	Aaron Grey	Amend the definition of "landscaped area" to remove reference to "pervious" in relation to paths. [Refer to full submission for proposed wording].	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2273.39	Aaron Grey	Delete the phrase "although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain" in the advice note beneath the definition of "floodplain".	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2273.40	Aaron Grey	Delete "Note: Auckland Council may prepare a future plan change that apples to coastal erosion hazard areas" below the definition of coastal erosion hazard area.	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2273.41	Aaron Grey	Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.42	Aaron Grey	Delete viewshaft E10 from Schedule 9 and the AUP maps.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2273.43	Aaron Grey	Delete any other viewshafts that unduly restrict development capacity anticipated by Policy 3 of the NPS-UD.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS79	Brendan Drury	Oppose	2273.44	Aaron Grey	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS79	Brendan Drury	Oppose	2273.45	Aaron Grey	Amend D24.4.3(A37) and D24.4.3(A38) so refer to dwellings that comply with and do not comply with Standard D24.6.3, deleting the minimum density requirements.	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	2273.46	Aaron Grey	Delete "restrictions on the numbers of people to be accommodated through zoning and density mechanisms and" from Policy D24.3(3)(a).	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	2273.47	Aaron Grey	Make consequential changes to the Flat Bush Precinct to remove all density requirements based on the Auckland Airport moderate aircraft noise area.	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	2273.48	Aaron Grey	Delete the Auckland International Airport Aircraft Noise Notification Area from the mapped extent of the Aircraft Noise Overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS79	Brendan Drury	Oppose	2273.49	Aaron Grey	Insert text into Section E12.5 in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.50	Aaron Grey	Insert text into E27.5(1) in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS79	Brendan Drury	Oppose	2273.51	Aaron Grey	Amend text as "in some cases has applied the Residential - Low Density Residential Zone to this land" is not inserted in Section E36.1.	Qualifying Matters A-I	Significant Natural Hazards
FS79	Brendan Drury	Oppose	2273.52	Aaron Grey	Delete these provisions (Objective E38.2(10)(e), Policies E38.3(31) and E38.3(32), Rules E38.4.2(A29A) to E38.4.2(A29D), Standards E38.8.2.7 to E38.8.2.9, Matters of discretion E38.12.1(10) and E38.12.1(11), Assessment criteria E38.12.2(10) and E38.12.2(11)) from E38 and instead insert an Infrastructure Constraints Overlay section that includes these provisions. [Refer to the example overlay in Appendix 3, page 105 - 109 of the full submission].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.53	Aaron Grey	Replace insert "(except for subdivision around MDRS compliant development", insert "(unless Policy E38.3(6) applies)" in Policy E38.3(13).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.54	Aaron Grey	Delete Policy E38.3(35).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.55	Aaron Grey	Split Table E38.4.1 into two tables [to clarify ambiguity to rules related to qualifying matters not being given regard to when necessary]. First table including activities (A1) to (A6), (A12), and, the second table including activities (A7), (A8), (A9), (A10), (A11) and (A13). [Refer to the submission (page 37) for further details].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.56	Aaron Grey	Amend Table E38.2 to delete (A13A) to (A13G) from Table E38.4.2, including Note 1. Delete Standards E38.8.2 and E38.8.2.2 and make the changes to Table E38.4.2, Standards E38.8.1A.1 and E38.8.1A.2 as detailed in Appendix 4 [page 110 of submission]. If they are to be retained, relocate activities (A13A) to (A13G) to a new Activity Table.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.57	Aaron Grey	Delete subclauses (2A) and (2B) on the basis that all relevant activities will be covered by clause (1) in E38.5.	Subdivision	Urban Subdivision

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FS79	Brendan Drury	Oppose	2273.58	Aaron Grey	Insert clause in Standard E38.2.6 to enable development beyond the extent necessary to accommodate qualifying matters, If the Special Character Overlay is to be retained. [Refer to proposed wording in the full submission (page 39)].	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.59	Aaron Grey	Amend the size requirements under Tables E38.2.3.1 and E38.8.3.1.1 to match the size requirements in the MHU zone, if the Low Density Zone is to be retained.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.60	Aaron Grey	Amend the size requirements for the THAB zone under Tables E38.8.2.3.1 and E38.8.3.1.1 to match the size requirements in the Mixed Housing Urban Zone.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.61	Aaron Grey	Delete Standards E38.8.2.7 and E38.8.2.8 and insert special information requirements for each of these activities to achieve the requirements of subclause (1). Relocate these provisions into a new Infrastructure Constraints Overlay section.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.62	Aaron Grey	Delete subclauses (2)(a) and (2)(b) or replace these with: “the effect of the design and layout of the proposed sites created” to be consistent with E38.12.1(6). Consequential changes to E38.11.2(2) would be required.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.63	Aaron Grey	Delete assessment criterion E38.11.2(2)(c)(iii). Alternatively, insert “… as a result of the proposed subdivision boundaries” to the end of assessment criterion E38.11.2(2)(c)(iii).	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.64	Aaron Grey	Insert “If the site is an area subject to the Infrastructure – Combined Water and/or Wastewater Constraints Control…" as necessary or split out E38.12.1(11) and E38.12.2(11) to cover Infrastructure - Combined Wastewater Network Control and the Infrastructure - Water and/or Wastewater Constraints Control separately.	Subdivision	Urban Subdivision
FS79	Brendan Drury	Oppose	2273.65	Aaron Grey	Amend sections H3.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording	Single House Zone provisions	H3 Single House Zone Provisions
FS79	Brendan Drury	Oppose	2273.66	Aaron Grey	Amend sections H4.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording].	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS79	Brendan Drury	Oppose	2273.67	Aaron Grey	Amend Objective HA.2(3) and Policy H3A.3(6) by replacing “Community activities” with “Non-residential activities", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.68	Aaron Grey	Amend Objective H3A.2(4) and Policy H3A.3(7) to restrict development further to that which is provided for under sections 77I and 77O of the RMA, if the LDR Zone is not deleted. Refer to the full submission for proposed wording.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.69	Aaron Grey	Amend Standard H3A.6.7 and Figure H3A.6.7 by replacing "8m with "11m", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.70	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H3A.4.1.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.71	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H5.4.1.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.72	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H6.4.1	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.73	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H3A.4.1, for discretionary and non-complying activities ((A4), (A5), (A6), (A7), (A9), (A31), (A33)).	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.74	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H5.4.1, for discretionary and non-complying activities [H5.4.1(2B)].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.75	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H6.4.1, for discretionary and non-complying activities [H6.4.1(2B)].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.76	Aaron Grey	Amend Standard H3A.6.8(1) to replace application of HIRB from "all" to "side and rear" boundaries.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.77	Aaron Grey	Delete "(excluding corner sites)" from Table [H]3A.6.9.1.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.78	Aaron Grey	Amend Standard H3A.6.9(3) to delete reference to H3A.6.9(2).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.79	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H3A.6.12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.80	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H5.6.11	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.81	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.82	Aaron Grey	Delete rule H3A.4.1(A3) (with consequential changes to rule H3A.4.1(A2) to make two or three dwellings per site a permitted activity), delete matter of discretion H3A.8.1(3) and assessment criteria H3A.8.2(9), if the LDR Zone is not deleted. Alternatively, delete matter of discretion H3A.8.1(3)(a) and delete assessment criteria H3A.8.2(9)(a), H3A.8.2(9)(b), H3A.8.2(9)(c), H3A.8.2(9)(d) and H3A.8.2(9)(e) (retaining matter of discretion H3A.8.1(3)(b) and assessment criterion H3A.8.2(9)(f).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.83	Aaron Grey	Delete the assessment criteria in sections H3A.8.2(9)(a), H5.8.2(2)(a), H5.8.2(3)(a), H6.8.2(2)(a) and H6.8.2(3)(a).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.84	Aaron Grey	Delete Policy H5.3(6A)(i).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.85	Aaron Grey	Delete Policies H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2273.86	Aaron Grey	Delete Policies H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2273.87	Aaron Grey	Delete matters of discretion in sections H5.8.1(1)(c), H5.8.1(2)(d), H5.8.1(3)(d), and the assessment criteria in sections H5.8.2(1) (f), H5.8.2(2)(i), H5.8.2(3)(l)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.88	Aaron Grey	Delete sections H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and the assessment criteria in sections H6.8.2(1)(f)(i), H[6].8.2(2)(m)(i) and H[6].8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.89	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.90	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.91	Aaron Grey	Delete Standards H5.6.19, H5.6.20 and H5.6.21 from the list of standards to be complied with for activity H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.92	Aaron Grey	Delete Standards H6.6.20, H6.6.21 and H6.6.22 from the list of standards to be complied with for activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.93	Aaron Grey	Replace the text in this column for activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A32) H5.4.1(A32A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H5.4.1(A31), H5.4.1(A31A), with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) could be deleted and no changes need be made to activities H5.4.1(A31), H5.4.1(A32).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.94	Aaron Grey	Replace the text in this column for activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A33) and H6.4.1(A33A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H6.4.1(A32) and H6.4.1(A32A) with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) could be deleted and no changes need be made to activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.95	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.96	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) are retained,	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.97	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H5.4.1(A30A), H5.4.1(A31A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.98	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H6.4.1(A31A) and H6.4.1(A32A) are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.99	Aaron Grey	Delete H5.5(5) and H6.5(5) and retain H5.5(1)(b), ensuring that H5.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.100	Aaron Grey	Ensure that H6.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.101	Aaron Grey	Delete Standard H5.6.3A.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.102	Aaron Grey	Delete Standard H6.6.4A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.103	Aaron Grey	Retain Standard H5.6.5(2)(b). If the LDR Zone is not deleted (see above), then insert a provision equivalent to Standard H5.6.5(2)(b) in Standard H3A.6.8.1.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.104	Aaron Grey	Retain H6.6.6(2)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.105	Aaron Grey	Split Standards H5.6.8 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.106	Aaron Grey	Split Standards H6.6.9 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.107	Aaron Grey	Split Standards H5.6.11, H5.6.12, H5.6.14 H5.6.18 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.108	Aaron Grey	Split Standards H6.6.6, H6.6.12, H6.6.13, H6.6.15 and H6.6.19 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.109	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H5.6.11(5).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.110	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H6.6.12(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.111	Aaron Grey	Amend Standard H5.6.12 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.112	Aaron Grey	Amend Standard H6.6.13 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.113	Aaron Grey	Insert definitions for "at ground level" and "above ground floor level". [Refer to full submission (page 52) for proposed wording].	Plan making and procedural	Definitions
FS79	Brendan Drury	Oppose	2273.114	Aaron Grey	Delete Standards H5.6.14(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.115	Aaron Grey	Delete Standards H6.6.15(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.116	Aaron Grey	Amend Standard H5.6.18 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.117	Aaron Grey	Amend Standard H6.6.19 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.118	Aaron Grey	Amend Standard H5.6.19 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.119	Aaron Grey	Amend Standard H6.6.20 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.120	Aaron Grey	Amend Standard H5.6.20 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.121	Aaron Grey	Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.122	Aaron Grey	Amend Standard H5.6.21 for measurability. [Refer to full submission (page 55 and 56) for details of proposed plan text].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.123	Aaron Grey	Amend Standard H6.6.22 for measurability. [Refer to full submission (page 55 and 56) for proposed wording].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.124	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.125	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.126	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H5.8.1(2)(i)A.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.127	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H6.8.1(2)(i)A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.128	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(ib).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.129	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(ib).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.130	Aaron Grey	Replace matters of discretion in section H5.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.131	Aaron Grey	Replace matters of discretion in section H6.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.132	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.133	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.134	Aaron Grey	Delete the assessment criteria in section H5.8.1(3)(a)(i)C.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.135	Aaron Grey	Delete the assessment criteria in section H6.8.1(3)(a)(i)C..	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.136	Aaron Grey	Delete the assessment criteria in section H5.8.2(2)(ac).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.137	Aaron Grey	Delete the assessment criteria in section H6.8.2(2)(ac).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.138	Aaron Grey	Replace Policies H6.3(A1), H6.3(1) and H6.3(2)(a) with suggested revised policy. [wording detailed in the full submission, refer to page 58 and 59].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2273.139	Aaron Grey	Replace "Dwellings (up to three)" with "Up to three dwellings per site" for H6.4.1(A3). Replace "Dwellings (four or more)" with "Four or more dwellings per site" for H6.4.1(A4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2273.140	Aaron Grey	Insert "… side and rear boundaries…" at Standard H6.6.6(1B)- (1C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.141	Aaron Grey	Amend Standard H8.6.2 and/or Map H8.11.3 to remove the general height limit of 72.5 m.	Business Zones provisions	City Centre Zone - height provisions
FS79	Brendan Drury	Oppose	2273.142	Aaron Grey	Delete Standard H10.6.1(1A).	Business Zones provisions	Town Centre Zone - provisions
FS79	Brendan Drury	Oppose	2273.143	Aaron Grey	Amend Standard H16.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Heavy Industry Zone
FS79	Brendan Drury	Oppose	2273.144	Aaron Grey	Amend Standard H17.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Light Industry Zone
FS79	Brendan Drury	Oppose	2273.145	Aaron Grey	Amend Standard H22.6.4 to insert an additional provision that specifies Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone
FS79	Brendan Drury	Oppose	2273.146	Aaron Grey	Delete “the Future Urban zone” from the inserted text in Table H30.6.1.1	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS79	Brendan Drury	Oppose	2273.147	Aaron Grey	Delete following Precinct text 'The rules in Activity Table [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. The standards in [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying [X] Zone and for the construction and use of up to 3 dwellings per site.' from all precincts and consequential amendments are made to standards as necessary to ensure that MDRS development is only restricted when a qualifying matter qualifies.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS79	Brendan Drury	Oppose	2273.148	Aaron Grey	Delete Flat Bush Precinct from the urban zones to the greatest extent possible so that greater reliance is given to the underlying zone and Auckland-wide provisions (giving regard to the potential changes attached as appendix 5), or alternatively amend as set out on page 63 of the submission including but not limited to deleting I412.4.1(A14), amend I412.4.1(A20) to only refer to subdivision, delete the minimum and average lot sizes for Sub-precincts A, D, E, F and H from Table I412.6.2.1.1 and delete the minimum site dimensions for Sub-precincts A, B, D, E, F and H from Table I412.6.2.2.1.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS79	Brendan Drury	Oppose	2273.149	Aaron Grey	Delete the "zone and precinct standards to be complied with" column, given that the underlying zone provisions are now heavily relied on.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.150	Aaron Grey	Delete activities (A7) and (A9) (“four or more dwellings” and “integrated residential development”) and associated provisions given that full reliance can now be made on the underlying zone provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.151	Aaron Grey	Delete Standard I449.6.2.2, given that these requirements are now no different from the Auckland-wide standards.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.152	Aaron Grey	Delete Standard I433.6.2(1).	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS79	Brendan Drury	Oppose	2273.153	Aaron Grey	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 consistent with the memo attached in Appendix 7 [page 168-170 of submission].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct

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FS79	Brendan Drury	Oppose	2273.154	Aaron Grey	Delete Millwater South Precinct to the greatest extent possible, particularly in relation to provisions that are proposed to be retained due to a local character and local amenity qualifying matter.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS79	Brendan Drury	Oppose	2273.155	Aaron Grey	Relocate Objective H3A.2(6) (if retained) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.156	Aaron Grey	Relocate Objective H3A.2(7) to Section D21	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.157	Aaron Grey	Relocate Objective H3A2(8) to Section D9, D10, D11 and D17.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.158	Aaron Grey	Relocate Objective H3A.2(9) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.159	Aaron Grey	Relocate Objective H3A.2(11) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.160	Aaron Grey	Relocate Policy H3A.3(8) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.161	Aaron Grey	Relocate Policy H3A.3(9) to Section D9, D10 and D11.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.162	Aaron Grey	Relocate Policy H3A.3(10) to Section D21.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS79	Brendan Drury	Oppose	2273.163	Aaron Grey	Relocate Policy H3A.3(13) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.164	Aaron Grey	Relocate Policy H3A.3(14) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.165	Aaron Grey	Relocate Policy H3A.3(15) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.166	Aaron Grey	Relocate Policy H3A.3(16) to Section D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.167	Aaron Grey	Relocate Policy H3A.3(17) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.168	Aaron Grey	Relocate Activity H3A.4.1(A4) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.169	Aaron Grey	Relocate Activity H3A.4.1(A5) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.170	Aaron Grey	Relocate Activity H3A.4.1(A6) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.171	Aaron Grey	Relocate Activity H3A.4.1(A7) to Section D12.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS79	Brendan Drury	Oppose	2273.172	Aaron Grey	Relocate Activity H3A.4.1(A8) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.173	Aaron Grey	Relocate Activity H3A.4.1(A9) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.174	Aaron Grey	Relocate Activity H3A.4.1(A10) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.175	Aaron Grey	Relocate Activity H3A.4.1(A20) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.176	Aaron Grey	Relocate Activity H3A.4.1(A31) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.177	Aaron Grey	Relocate Activity H3A.4.1(A32) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.178	Aaron Grey	Relocate Activity H3A.4.1(A33) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.179	Aaron Grey	Relocate Activity H3A.4.1(A34) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.180	Aaron Grey	Relocate Activity H3A.4.1(A35) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.181	Aaron Grey	Relocate Activity H3A.4.1(A36) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.182	Aaron Grey	Relocate Activity H3A.4.1(A37) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.183	Aaron Grey	Relocate Activity H3A.4.1(A38) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.184	Aaron Grey	Relocate Standard H3A.6.4 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.185	Aaron Grey	Relocate Standard H3A.6.5 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.186	Aaron Grey	Relocate Standard H3A.6.8.1(2) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.187	Aaron Grey	Relocate Standard H3A.6.6 to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.188	Aaron Grey	Relocate Standard H3A.6.7(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.189	Aaron Grey	Relocate Standard H3A.6.8(2) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS79	Brendan Drury	Oppose	2273.190	Aaron Grey	Relocate Standard H3A.6.10(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.191	Aaron Grey	Relocate Standard H3A.6.11(2) to (4), to Section D9.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.192	Aaron Grey	Relocate Standard H3A.6.12(3) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.193	Aaron Grey	Relocate Standard H3A.7.2(1) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.194	Aaron Grey	Relocate Standard H3A.7.2(2) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.195	Aaron Grey	Relocate Standard H3A.8.1(4) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.196	Aaron Grey	Relocate Standard H3A.8.1(5) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.197	Aaron Grey	Relocate Standard H3A.8.2(4)(i)-(k) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.198	Aaron Grey	Relocate Standard H3A.8.2(10) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone

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FS79	Brendan Drury	Oppose	2273.199	Aaron Grey	Relocate Standard H3A.8.2(11) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS79	Brendan Drury	Oppose	2273.200	Aaron Grey	Relocate Objective H5.2(10) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2273.201	Aaron Grey	Relocate Policy H5.3(13) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2273.202	Aaron Grey	Relocate Policy H5.3(15) to Section D9.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2273.203	Aaron Grey	Relocate Policy H5.3(16) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2273.204	Aaron Grey	Relocate Policy H5.3(17) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS79	Brendan Drury	Oppose	2273.205	Aaron Grey	Relocate Activity H5.4.1(A2A) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.206	Aaron Grey	Relocate Activity H5.4.1(A2B) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.207	Aaron Grey	Relocate Activity H5.4.1(14A) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.208	Aaron Grey	Relocate Activity H5.4.1(14B) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.209	Aaron Grey	Relocate Activity H5.4.1(14C) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.210	Aaron Grey	Relocate Activity H5.4.1(32A) to [Section D9]	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS79	Brendan Drury	Oppose	2273.211	Aaron Grey	Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.212	Aaron Grey	Relocate Standard H5.6.3C to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.213	Aaron Grey	Relocate Standard H5.6.5(2) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.214	Aaron Grey	Relocate Standard H5.6.10(2) to Section D9.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS79	Brendan Drury	Oppose	2273.215	Aaron Grey	Relocate H5.7.1(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.216	Aaron Grey	Relocate H5.7.2(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.217	Aaron Grey	Relocate H5.8.1(6) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.218	Aaron Grey	Relocate H5.8.1(7) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.219	Aaron Grey	Relocate H5.8.2(4)(f) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.220	Aaron Grey	Relocate H5.8.2(22) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.221	Aaron Grey	Relocate H5.8.2(21) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS79	Brendan Drury	Oppose	2273.222	Aaron Grey	Relocate ObjectiveH6.2(9) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2273.223	Aaron Grey	Relocate Policy H6.3(13) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2273.224	Aaron Grey	Relocate Policy H6.3(15) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS79	Brendan Drury	Oppose	2273.225	Aaron Grey	Relocate Activity H6.4.1(A2A) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.226	Aaron Grey	Relocate Activity H6.4.1(A2B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.227	Aaron Grey	Relocate Activity H6.4.1(3B) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.228	Aaron Grey	Relocate Activity H6.4.1(3C) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.229	Aaron Grey	Relocate Activity H6.4.1(33B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS79	Brendan Drury	Oppose	2273.230	Aaron Grey	Relocate Standard H6.6.4B to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.231	Aaron Grey	Relocate Standard H6.6.4C to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.232	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.233	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS79	Brendan Drury	Oppose	2273.234	Aaron Grey	Relocate H6.7.2(1) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.235	Aaron Grey	Relocate H6.8.1(6) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.236	Aaron Grey	Relocate H6.8.1(7) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS79	Brendan Drury	Oppose	2273.237	Aaron Grey	Relocate H6.8.2(22) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.238	Aaron Grey	Relocate H6.8.2(21) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS79	Brendan Drury	Oppose	2273.239	Aaron Grey	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.240	Aaron Grey	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.241	Aaron Grey	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.242	Aaron Grey	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.243	Aaron Grey	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.244	Aaron Grey	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.245	Aaron Grey	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.246	Aaron Grey	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.247	Aaron Grey	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.248	Aaron Grey	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.249	Aaron Grey	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.250	Aaron Grey	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS79	Brendan Drury	Oppose	2273.251	Aaron Grey	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.252	Aaron Grey	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.253	Aaron Grey	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.254	Aaron Grey	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.255	Aaron Grey	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.256	Aaron Grey	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.257	Aaron Grey	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.258	Aaron Grey	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.259	Aaron Grey	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.260	Aaron Grey	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.261	Aaron Grey	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.262	Aaron Grey	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.263	Aaron Grey	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.264	Aaron Grey	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.265	Aaron Grey	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS79	Brendan Drury	Oppose	2273.266	Aaron Grey	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.267	Aaron Grey	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.268	Aaron Grey	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.269	Aaron Grey	Delete I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.270	Aaron Grey	Delete I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.271	Aaron Grey	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.272	Aaron Grey	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.273	Aaron Grey	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS79	Brendan Drury	Oppose	2273.274	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.275	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.276	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.277	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Special Housing Area precincts and within the urban environment that is adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business – Local Centre or Business – Town Centre.	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	2273.278	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Special Housing Area precincts and within the urban environment currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	SHA Precincts
FS79	Brendan Drury	Oppose	2273.279	Aaron Grey	Delete any provisions of the Special Housing Area precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	SHA Precincts

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FS79	Brendan Drury	Oppose	2273.280	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land that is adjacent (within 400 m, subject to the position of defensible boundaries) to land at Kumeu and Huapai currently zoned Business – Town Centre.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.281	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Kumeu- Huapai currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.282	Aaron Grey	Delete any provisions of the Huapai Triangle and Huapai 1 precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.283	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all land within Maraetai currently zoned Residential – Single House.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.284	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS79	Brendan Drury	Oppose	2273.285	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS79	Brendan Drury	Oppose	2273.286	Aaron Grey	Amend text of 1449.1 as follows: 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)

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FS80	Elizabeth Westbrooke	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS80	Elizabeth Westbrooke	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre
FS80	Elizabeth Westbrooke	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS80	Elizabeth Westbrooke	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS80	Elizabeth Westbrooke	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS80	Elizabeth Westbrooke	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS80	Elizabeth Westbrooke	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS80	Elizabeth Westbrooke	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS80	Elizabeth Westbrooke	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS80	Elizabeth Westbrooke	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis
FS80	Elizabeth Westbrooke	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS80	Elizabeth Westbrooke	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS80	Elizabeth Westbrooke	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS80	Elizabeth Westbrooke	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre
FS80	Elizabeth Westbrooke	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS80	Elizabeth Westbrooke	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS80	Elizabeth Westbrooke	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriaten ess of QM (Special Character)
FS80	Elizabeth Westbrooke	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS80	Elizabeth Westbrooke	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/are a to SCAB
FS80	Elizabeth Westbrooke	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriaten ess of QM (Infrastructur e)
FS80	Elizabeth Westbrooke	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS80	Elizabeth Westbrooke	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS80	Elizabeth Westbrooke	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS80	Elizabeth Westbrooke	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS80	Elizabeth Westbrooke	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS80	Elizabeth Westbrooke	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS80	Elizabeth Westbrooke	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS80	Elizabeth Westbrooke	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS80	Elizabeth Westbrooke	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS80	Elizabeth Westbrooke	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS80	Elizabeth Westbrooke	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

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FS80	Elizabeth Westbrooke	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS80	Elizabeth Westbrooke	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Support	2193.1	St Mary's Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS80	Elizabeth Westbrooke	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional

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FS80	Elizabeth Westbrooke	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS80	Elizabeth Westbrooke	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS80	Elizabeth Westbrooke	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	351.1	iSolutions	Approve the overall intent of the plan change to enable higher density residential development across Auckland.	Plan making and Procedural	General
FS80	Elizabeth Westbrooke	Oppose	351.2	iSolutions	Approve the Mixed Housing Urban zone in the majority of suburbs and the THAB zone around business hubs and transport nodes.	Plan making and Procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	351.3	iSolutions	Reject the restriction of higher density development due to lack of infrastructure. Review and apply an evidence-based forecast of the infrastructure demand as a result of the intensification, in the short, medium and long term; based on which infrastructure provisions should be planned and delivered.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	351.4	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sturges Road. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sturges Rd
FS80	Elizabeth Westbrooke	Oppose	351.5	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Henderson. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Henderson
FS80	Elizabeth Westbrooke	Oppose	351.6	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Ranui. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Rānui
FS80	Elizabeth Westbrooke	Oppose	351.7	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Glen Eden. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Glen Eden
FS80	Elizabeth Westbrooke	Oppose	351.8	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sunnyvale. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sunnyvale
FS80	Elizabeth Westbrooke	Oppose	351.9	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	351.10	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS80	Elizabeth Westbrooke	Oppose	351.11	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS80	Elizabeth Westbrooke	Oppose	351.12	iSolutions	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	351.13	iSolutions	Reject excluding MDRS in the case of four or more dwellings in the Mixed Housing Urban and THAB zones. Apply the MDRS standard regardless of the number of dwellings i.e. also in the case of four or more dwellings.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	351.14	iSolutions	Reject in its entirety the Deep soil area and canopy tree standard.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	636.1	Glenbrook Beach Residents and Ratepayers Association	Approve the plan change without any amendments. Particularly the exclusion of small settlements of less than 5000 people from MDRS and THAB zoning.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	665.1	Bosnyak Investment Limited	Approve the proposed zoning of Low Density Residential Zone at 14 Bella Vista Road and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	665.2	Bosnyak Investment Limited	Retain the proposed Special Character Areas Residential overlay at 14 Bella Vista Road and surrounding residential area, Herne Bay and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay (identified as Herne Bay West Special Character Area).	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS80	Elizabeth Westbrooke	Oppose	665.3	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zoning as notified on 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street,10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	665.4	Bosnyak Investment Limited	Support the removal of the Special Character Overlay - Residential as notified from 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street, 10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Qualifying Matters Special Character	Special Character Residential - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	665.5	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay as notified, and retain the intensified development standards.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	665.6	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay, and retain the intensified development standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	703.1	Rutherford Rede Limited	Retain Objective H13.2(10) and Policy H13.3(12A) as notified.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	703.2	Rutherford Rede Limited	Approve the City Centre walkable catchment includes the Business Mixed Use zoned sites on the north side of College Hill, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Oppose	703.3	Rutherford Rede Limited	Approve the 21m height standard applicable to the City Centre walkable catchment.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS80	Elizabeth Westbrooke	Oppose	703.4	Rutherford Rede Limited	Approve the height in relation to boundary standards within the Business Mixed Use zone applicable to the walkable catchment, as notified.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	703.5	Rutherford Rede Limited	Remove the Height Variation Control from the Business Mixed Use zone sites on the northern side of College Hill, Ponsonby including 107-109 College Hill, 101 College Hill, 99 College Hill, 95 College Hill, 93 College Hill, 91 College Hill, 89 College Hill, 87 College Hill, 83-85 College Hill, Ponsonby.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS80	Elizabeth Westbrooke	Oppose	812.1	Iain McManus	Amend H10.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	812.2	Iain McManus	Amend H11.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	812.3	Iain McManus	Amend H12.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	812.4	Iain McManus	Amend H13.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	812.5	Iain McManus	Amend the definition of deep soil area to allow open slatted decking and pergolas within a deep soil area or a portion of a deep soil area so that landowners can have part of an outdoor living space within a deep soil area.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	812.6	Iain McManus	Review Council's application of Section 77G(6) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	812.7	Iain McManus	Review Councils application of Section 77I of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	812.8	Iain McManus	Review Councils application of Section 80E(1)(b)(iii) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	812.9	Iain McManus	Reject Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under section 77I of the RMA and clause 3.32 of the NPS-UD.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	812.10	Iain McManus	Reject application of Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under sections 32, 77J and 77L of the RMA.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	812.11	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be rezoned for greater intensification.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	812.12	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be zoned THAB.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	812.13	Iain McManus	Apply separate controls for water constraints and wastewater constraints if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	812.14	Iain McManus	Apply matters of discretion criteria that only require assessment of the network/ constraint that caused the control to be applied if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	812.15	Iain McManus	Delete objective H3A.2(4) in its entirety. Objective H3A.2(1) covers similar ground in a more appropriate way.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.16	Iain McManus	Amend to explicitly link each objective in H3A.2(5) to (11) to the relevant qualifying matter to provide more certainty for applicants and council planners when assessing applications.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.17	Iain McManus	Delete objective H3A.2(13); or amend this objective to remove the conflict with the zone description, objective (1) and standard H3A.6.7 Building height; or amend the zone description, objective (1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.18	Iain McManus	Delete objective H3A.2(7) in its entirety as it adds nothing to its related objective H3A.2(4).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.19	Iain McManus	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wahi tapu, and other taonga.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS80	Elizabeth Westbrooke	Oppose	812.20	Iain McManus	Delete objective H3A.3(18); or amend this objective to remove the conflict with the zone description, objective H3A.2(1) and standard H3A.6.7 Building height; or amend the zone description, objective H3A.2(1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.21	Iain McManus	Delete rule H3A.5(4) in its entirety as it conflicts with H3A.5(3).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.22	Iain McManus	Amend the riparian yard requirement in Table H3A.6.9.2 as follows: - 10m from the edge of all other permanent and intermittent streams. Use of word is unclear.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.23	Iain McManus	Add a new standard - H3A.6.18 Residential waste management containing the same residential waste management standards as proposed for the MHU and THAB zones, minus the requirement for paved surfaces along the bin transport route (see the submitter's submissions on the MHU and THAB zones for the reason for that deletion).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	812.24	Iain McManus	Delete Policy H5.3(14) as it is unclear how it is to be applied.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.25	Iain McManus	Delete policy H5.5(6) as there is no sound resource management basis for the approach to notification required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.26	Iain McManus	Apply the MDRS in standard H5.6.11(3) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.27	Iain McManus	Apply the MDRS in standard H5.6.12(A1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.28	Iain McManus	Delete standard H5.6.12(9)(d) as the alignment of all outlook spaces for a unit the principal private outdoor living space is difficult for most developments. Replace with a new standard H5.6.12(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.29	Iain McManus	Apply the MDRS in standard H5.6.14(A1) and (B1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.30	Iain McManus	Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	812.31	Iain McManus	Amend H5.6.19 (if not deleted) as follows: (1) Any sites greater than 200m2 must provide a deep soil area that must comply with the following: (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m 2m dimensions; (b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that: (i) each deep soil area is a minimum of 60m2 with 3m 2m dimensions; and (ii) the combined total deep soil area is a minimum 10 per cent of the site area; (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.32	Iain McManus	Amend standard H5.6.20(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.33	Iain McManus	Amend standard H5.6.21(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpavedsurfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.34	Iain McManus	Approve standards H5.6.21(2), (4) and (5) as proposed.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.35	Iain McManus	Amend H5.8.1(1)(b)(i) as proposed in the plan change.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.36	Iain McManus	Amend H5.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, form and appearance: (i) whether the intensity and scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	812.37	Iain McManus	Relocate Table H5.9(3) to standard H5.6.19 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	812.38	Iain McManus	Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines): (7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained. (7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.39	Iain McManus	Approve rule D18.4(3) as proposed.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.40	Iain McManus	Amend activity D18.4(A1) to delete the standards listed in the “Standards to be complied with” column.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.41	Iain McManus	Amend standard D18.6.1A.2(3) as follows: (3) Where the minor dwelling is proposed as a standalone building on a front site, it must be sited to the rear of the existing principal dwelling.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.42	Iain McManus	Amend standard D18.6.1.2(1) as follows: (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45 60 degree recession plane measured from a point 3m 4m above the ground level along any boundary of the site.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.43	Iain McManus	Amend Figure D18.6.1.3.1 to illustrate the freedom provided by standard D18.6.1.3(2), namely to show one of the rear sites with 3m yards to the long boundaries and 1.2m yards to the short boundaries (or some other arrangement that is different to the arrangement shown for the other rear site).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.44	Iain McManus	Amend Table D18.6.1.4.1 as follows: to contain only two qualifiers - Site area of up to 200m2 = 55 percent Building coverage of net site area Site area greater than 200m2 = 50 percent building coverage of net site area	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.45	Iain McManus	Add consequential amendments to Table D18.6.1.5.1 to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.46	Iain McManus	Add consequential amendments to Table D18.6.1.6.1. to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.47	Iain McManus	Review the need to retain D18.8.1.1(B1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	812.48	Iain McManus	Review the need to retain D18.8.1.1(AB1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS80	Elizabeth Westbrooke	Oppose	812.49	Iain McManus	Amend policy H6.3(A4)(c) with the following revised wording (or words to similar effect): (c) limiting visual dominance effects on adjoining sites, to the extent practicable given the height permitted in the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.50	Iain McManus	Amend policy H6.3(A4)(f) as follows: (f) minimising limiting the maximum impervious area on a site in order to….	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.51	Iain McManus	Delete policy H6.3(14) in its entirety. It is unclear how the policy will be applied.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.52	Iain McManus	Delete activities H6.4(A3B) and H6.4(A3C) and all related provisions. These appear to be a 'cut and paste' error. And it is not good planning practice to zone for intensification and then prevent this due to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.53	Iain McManus	Delete rule H6.5(6) in its entirety. There is no sound resource management basis for the approach to notification under this clause.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.54	Iain McManus	Amend and replace standard H6.6.5(1)(a) with a standard that permits developments containing up to 3 dwellings to a height of 18m to enable 5 storeys with good urban design outcomes. In the event that the above relief is not granted, replace the proposed standard with one that permits developments containing up to 3 dwellings to the same height as permitted for developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.55	Iain McManus	Amend and replace standard H6.6.5(1)(b) with a standard that permits “any other development” outside a walkable catchment to a height of 18m to enable 5 storeys with good urban design outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.56	Iain McManus	Amend and replace standard H6.6.6(1) with a standard that permits developments containing up to 3 dwellings to the same height in relation to boundary as developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.57	Iain McManus	Amend standard H6.6.6(2) as follows: (2) Standards H6.6.6(1), and H6.6.6(2), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) do does not apply to a boundary, or part of a boundary, adjoining any of the following:…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.58	Iain McManus	Amend standard H6.6.6(3) as follows: (3) Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.59	Iain McManus	Amend standard H6.6.6(4) as follows: (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	812.60	Iain McManus	Amend the riparian yard requirement in Table H6.6.9.2 as follows: 10m from the edge of all other permanent and intermittent streams.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.61	Iain McManus	Apply the MDRS in standards H6.6.12(A1) and (A2) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.62	Iain McManus	Apply the MDRS in standard H6.6.13(A1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.63	Iain McManus	In the event that the relief sought in the submission point 812.62 is rejected, amend standard H6.6.13(2)(a)ii to make it clear whether this clause requires the outlook space at all levels of a building greater than 3 storeys (other than the ground floor, as per the exception in clause iii) to have a minimum 8m depth or only the outlook space for levels 4 and above.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.64	Iain McManus	Delete standard H6.6.13(9)(d) and replace it with a new standard H6.6.13(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.65	Iain McManus	Apply the MDRS in standards H6.6.15(A1) and (B1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.66	Iain McManus	Delete standard H6.6.20 in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.67	Iain McManus	Amend standard H6.6.20 (if not deleted) as follows: (1)(a) - minimum dimension of 2m not 3m (1)(b)(i) - minimum dimension of 2m not 3m (1)(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.68	Iain McManus	Amend standard H6.6.21(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.69	Iain McManus	Amend standard H6.6.22(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	812.70	Iain McManus	Approve standards H6.6.22(2), (4) and (5) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.71	Iain McManus	Amend H6.8.1(1)(b)(i) as proposed in the plan change.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.72	Iain McManus	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.73	Iain McManus	Delete H6.8.1(2)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.74	Iain McManus	Delete H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.75	Iain McManus	Amend criterion H6.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, building form and appearance: (i) whether the scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.76	Iain McManus	Delete criterion H6.8.2(1)(f) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.77	Iain McManus	Amend criterion H6.8.2(2)(aa) as follows: (aa) the extent to which the building location, scale, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone. The reference to 'high quality' has the potential to create problems at the resource consent stage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.78	Iain McManus	Amend criterion H6.8.2(2)(ab)(v) as set out below: (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by: (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.79	Iain McManus	Delete criterion H6.8.2(2)(m) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.80	Iain McManus	Delete criterion H6.8.2(3)(l) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	812.81	Iain McManus	Delete criterion H6.8.2(6)(g) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	812.82	Iain McManus	Amend and Relocate Table H6.9(3) to standard H6.6.20 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	836.1	North Eastern Investments Limited	See PC 71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments PC79 (Amendments to the transport provisions) PC 81 (Additions to Schedule 14 Historic Heritage Schedule) PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS80	Elizabeth Westbrooke	Oppose	836.2	North Eastern Investments Limited	Remove [inferred] the “designation” recorded in the plan change Map Viewer on the land at 56 Fairview Avenue as a “Spatially Qualifying Matter”.	Qualifying Matters A-I	Designations
FS80	Elizabeth Westbrooke	Oppose	836.3	North Eastern Investments Limited	Remove [inferred] any designation being applied to any land parcel in the Auckland region through the plan change Map Viewer where there is no supporting information as to why the designation is being applied.	Qualifying Matters A-I	Designations
FS80	Elizabeth Westbrooke	Oppose	836.4	North Eastern Investments Limited	Retain a walkable catchment of 1200 metres or more for the city centre (refer Attachment 4, page 70/105 of submission)	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Oppose	836.5	North Eastern Investments Limited	Retain the walkable catchment pertaining to the submitter's land - 56 Fairview Avenue and 129 Oteha Valley Road, Albany.	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS80	Elizabeth Westbrooke	Oppose	836.6	North Eastern Investments Limited	Amend (inferred) any plan change text which is not in accordance with the mandatory directions of the National Planning Standards, with particular reference to 'height'.	Plan making and procedural	Central Government process - mandatory requirements
FS80	Elizabeth Westbrooke	Oppose	836.7	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Residential or other zones.	Height	Residential Height - Technical Elements (storeys to height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	836.8	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Business or other zones.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS80	Elizabeth Westbrooke	Oppose	836.9	North Eastern Investments Limited	Remove (do not add) any added definition to the plan change text (in respect of height) for partial level, mezzanine, or similar term. Do not include any restriction on a partial level or mezzanine within a storey of a building.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	836.10	North Eastern Investments Limited	Remove (do not add) any qualifying matter to 56 Fairview Avenue or 129 Oteha Valley Road, Albany as an outcome of the plan change.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS80	Elizabeth Westbrooke	Oppose	836.11	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to 56 Fairview Avenue or 129 Oteha Valley Road, Albany; delete all text changes in the plan change in relation to this; do not apply (erroneously) any flood plains, flood prone, flood sensitive mapping to this land.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	836.12	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to any land in the Auckland Region through the plan change.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	836.13	North Eastern Investments Limited	Delete the 'Further information (i)' (inferred 'Flood plains (i)') as a 'spatially qualifying matter' (which is opposed) applying to 32, 41, 43, 45 and 52 Springvale Drive, Albany (on the eastern boundary of 56 Fairview Avenue).	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	836.14	North Eastern Investments Limited	Delete all text amendments that are proposed (and which are opposed) for Chapter E36 Natural hazards and flooding of the AUP.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	836.15	North Eastern Investments Limited	Apply a new "Waikahikatea Precinct" (Attachment One of the submission), or variations of it, to 56 Fairview Avenue and 129 Oteha Valley Road. It proposes to encapsulate the previous decisions of the Court including the Network Discharge Consent provisions which prevent increased flood levels in the relevant (affected) streams.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS80	Elizabeth Westbrooke	Oppose	836.16	North Eastern Investments Limited	Make amendments to the plan change to enable a supportive planning framework to enable intensive residential and mixed-use business development at 56 Fairview Avenue and 129 Oteha Valley Road, with additional height controls (and) with site-specific (Waikahikatea Precinct or similar) provisions for the treatment of the streams and riparian margins in a similar manner to the previous Environment Court Consent Orders and (from 2009-2016), inclusive of any consequential changes to the plan change (and PC71, PC79 and PC80) text to secure that outcome.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS80	Elizabeth Westbrooke	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English interpreter for all Te Reo at hearing	Plan making and procedural	Consultation and engagement - general
FS80	Elizabeth Westbrooke	Oppose	839.1	Russell Property Group	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	839.2	Russell Property Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS80	Elizabeth Westbrooke	Oppose	839.3	Russell Property Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	839.4	Russell Property Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	839.5	Russell Property Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	839.6	Russell Property Group	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS80	Elizabeth Westbrooke	Oppose	839.7	Russell Property Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	839.8	Russell Property Group	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	839.9	Russell Property Group	Remove reference to QM under E38.1 Introduction [refer to page 13 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.10	Russell Property Group	Delete objective E38.2(10)(d).	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.11	Russell Property Group	Delete objective E38.2(10)(e).	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.12	Russell Property Group	Delete objective E38.2(11).	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.13	Russell Property Group	Delete proposed amendments to E38.3 Policies. [refer to pages 14 and 15 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.14	Russell Property Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.15	Russell Property Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.16	Russell Property Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 17 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.17	Russell Property Group	Delete proposed amendments to E38.8.2 [refer to page 17 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.18	Russell Property Group	Delete proposed amendments to E38.11.1 [refer to page 18 submission for further details].	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.19	Russell Property Group	Delete proposed amendments to E38.11.2 [refer to page 18 and 19 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.20	Russell Property Group	Delete proposed amendments to E38.12.1 [refer to page 19 of the submission for further details].	Urban Subdivision	Urban Subdivision

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FS80	Elizabeth Westbrooke	Oppose	839.21	Russell Property Group	Delete proposed amendments to E38.12.2 [refer to page 19 and 20 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	839.22	Russell Property Group	Delete LDR zone in its entirety [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	839.23	Russell Property Group	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	839.24	Russell Property Group	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS80	Elizabeth Westbrooke	Oppose	839.25	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	839.26	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	839.27	Russell Property Group	Extend the mapped extent of the MHU zone to take in sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	839.28	Russell Property Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 22 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	839.29	Russell Property Group	Delete additional objectives inserted at H5.2 [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.30	Russell Property Group	Delete additional policies inserted at H5.3 [refer to page 23-26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.31	Russell Property Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 26 and 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.32	Russell Property Group	Retain proposed provisions under H5.5(4) [refer to page 27 - 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.33	Russell Property Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.34	Russell Property Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	839.35	Russell Property Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.36	Russell Property Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.37	Russell Property Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.38	Russell Property Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.39	Russell Property Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.40	Russell Property Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.41	Russell Property Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.42	Russell Property Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.43	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 33 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.44	Russell Property Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.45	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.46	Russell Property Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.47	Russell Property Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.48	Russell Property Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.49	Russell Property Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	839.50	Russell Property Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.51	Russell Property Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.52	Russell Property Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.53	Russell Property Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.54	Russell Property Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.55	Russell Property Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.56	Russell Property Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.57	Russell Property Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.58	Russell Property Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.59	Russell Property Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.60	Russell Property Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.61	Russell Property Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.62	Russell Property Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.63	Russell Property Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.64	Russell Property Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	839.65	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.66	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.67	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.68	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.69	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.70	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.71	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.72	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.73	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.74	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.75	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.76	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.77	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.78	Russell Property Group	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.79	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	839.80	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.81	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.82	Russell Property Group	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	839.83	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	839.84	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	839.85	Russell Property Group	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	839.86	Russell Property Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	839.87	Russell Property Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.88	Russell Property Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.89	Russell Property Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.90	Russell Property Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.91	Russell Property Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	839.92	Russell Property Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.93	Russell Property Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.94	Russell Property Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.95	Russell Property Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.96	Russell Property Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.97	Russell Property Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.98	Russell Property Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.99	Russell Property Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.100	Russell Property Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.101	Russell Property Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.102	Russell Property Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	839.103	Russell Property Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.104	Russell Property Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.105	Russell Property Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.106	Russell Property Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.107	Russell Property Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.108	Russell Property Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.109	Russell Property Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.110	Russell Property Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.111	Russell Property Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.112	Russell Property Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.113	Russell Property Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	839.114	Russell Property Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.115	Russell Property Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.116	Russell Property Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.117	Russell Property Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.118	Russell Property Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.119	Russell Property Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	839.120	Russell Property Group	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.121	Russell Property Group	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.122	Russell Property Group	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.123	Russell Property Group	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.124	Russell Property Group	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.125	Russell Property Group	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.126	Russell Property Group	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.127	Russell Property Group	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	839.128	Russell Property Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	839.129	Russell Property Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	839.130	Russell Property Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	839.131	Russell Property Group	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	839.132	Russell Property Group	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	839.133	Russell Property Group	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	839.134	Russell Property Group	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	839.135	Russell Property Group	Rezone 150 - 170 Marua Road, Mount Wellington to THAB.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	839.136	Russell Property Group	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	840.1	Auckland City Centre Residents Group	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather that three different walkable catchments with three different distances.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	840.2	Auckland City Centre Residents Group	Add provisions in the Unitary Plan for future developments in the city centre that provide for Resource Consent conditions to include public benefits within, and beyond, the envelope of a particular building and that process/methodology be used for negotiation with developers in terms of the type and extent of a particular development.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS80	Elizabeth Westbrooke	Oppose	840.4	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but recommend that specific changes are incorporated into the Unitary Plan so as to facilitate Auckland Council having the decision making authority as to the height, dimensions and form of different buildings, in different locations, spread across the city centre space, and including public benefits/space, sustainability and climate change initiatives together with traffic/transport considerations as considered appropriate by Council on a site by site basis.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	840.5	Auckland City Centre Residents Group	Amend phrase 'Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of our city' with 'Changes to current standards (and some new standards) to ensure that tall building are of a form that contributes to a well-functioning urban environment as determined on a site by site basis'.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	840.6	Auckland City Centre Residents Group	Support removal of FAR bonus standards from as all sites will have greater height and/or development capacity so transfer of floor space is no longer needed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	840.7	Auckland City Centre Residents Group	Note podium developments, narrowing as the height increases, which ensures maximum sunlight to all residential homes in the city centre. However, it needs to be Auckland Council who makes these decisions on a site by site basis given that Placemaking is the key means of achieving the Purposes of the Local Government Act 2002.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	840.8	Auckland City Centre Residents Group	Support provision for minimum dwelling size [H8.6.33] to ensure dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	840.9	Auckland City Centre Residents Group	Support provision for minimum floor to floor height [H8.6.27] to ensure that dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	840.10	Auckland City Centre Residents Group	Support provision of sunlight in outlook controls as Council has advised it intends to enforce for areas surrounding the city centre. City Centre residents expect their council, and governments, to ensure that the same rights apply to every residential area across all of Auckland and that Council will ensure this is respected through adherence to, and application of, Policy 1 of the NPSUD.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	840.11	Auckland City Centre Residents Group	Approve the maximum tower dimensions, setbacks from street and tower separation distances being maintained.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	840.12	Auckland City Centre Residents Group	Approve the continued management of City Centre precincts with area specific controls including height and development capacity.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS80	Elizabeth Westbrooke	Oppose	840.13	Auckland City Centre Residents Group	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal

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FS80	Elizabeth Westbrooke	Oppose	840.14	Auckland City Centre Residents Group	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	840.15	Auckland City Centre Residents Group	Reject reliance on Section 3.32 (h) as a means of preventing developments in SCA's. Consider this in breach of both the objectives and intention of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	840.16	Auckland City Centre Residents Group	Incorporate the Auckland Light Rail corridor into their current NPSUD so that decisions related to progress on the ALR corridor are supported by appropriate area maps showing intensification, zoning, walkable catchments and the required level of intensification around city, metropolitan and local centres.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	841.1	Villages of New Zealand Limited	In terms of enabling intensification outside of these arbitrary limits [regarding application of the 800m walkable catchment], it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl. On this basis, the catchment for the Highland Park metropolitan centre for Upzoning around Local Centre and Town Centres in line with NPS-UD Policy 3d should be extended to include Pakuranga Park Village and other above-mentioned properties located along Pakuranga Road, including Business Mixed Use Zone land [refer to pages 7-8 of the submission for further details, and includes properties at 189 Pigeon Mountain Road Half Moon Bay, 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road, 332 Pakuranga Road, 334S Pakuranga Road, 350 Pakuranga Road, 470 Pakuranga Road, 472 Pakuranga Road, 474 Pakuranga Road and 490 Pakuranga Road, Pakuranga].	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	841.2	Villages of New Zealand Limited	Amend the plan change provisions so that they give effect to the NPS-UD and RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	841.3	Villages of New Zealand Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	841.4	Villages of New Zealand Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	841.5	Villages of New Zealand Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	841.6	Villages of New Zealand Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	841.7	Villages of New Zealand Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	841.8	Villages of New Zealand Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	841.9	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

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FS80	Elizabeth Westbrooke	Oppose	841.10	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 14 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	841.11	Villages of New Zealand Limited	Delete additional objectives inserted at H5.2 [refer to page 14 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.12	Villages of New Zealand Limited	Delete additional policies inserted at H5.3 [refer to page 15 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.13	Villages of New Zealand Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 17 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.14	Villages of New Zealand Limited	Retain proposed provisions under H5.5(4) Notification [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.15	Villages of New Zealand Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.16	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.17	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.18	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.19	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.20	Villages of New Zealand Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.21	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.22	Villages of New Zealand Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.23	Villages of New Zealand Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.24	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	841.25	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.26	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.27	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.28	Villages of New Zealand Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.29	Villages of New Zealand Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer to page 26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.30	Villages of New Zealand Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.31	Villages of New Zealand Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.32	Villages of New Zealand Limited	Delete proposed Matters of Control H5.7.1 and Assessment Criterion H5.7.2(1) relating to one dwelling per site in a SEA [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.33	Villages of New Zealand Limited	Delete Matters of discretion H5.8.1(1) and Assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.34	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from Matter of discretion H5.8.1(1)(b)(i) and Assessment criteria H5.8.1(2)(a)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.35	Villages of New Zealand Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.36	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from the Assessment criteria H5.8.1(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.37	Villages of New Zealand Limited	Delete 'intensity and' from Assessment criterion H5.8.2(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.38	Villages of New Zealand Limited	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(2)(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.39	Villages of New Zealand Limited	Delete other proposed provisions under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	841.40	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to page 37 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.41	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion at H5.8.1 for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.42	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) for building height [refer to page 41 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.43	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.44	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.45	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 4 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.46	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.47	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscape area [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.48	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.49	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.50	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.51	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.52	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.53	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.54	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(18) for deep soil and canopy [tree] [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	841.55	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.56	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.57	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.58	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure - Stormwater Disposal Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.59	Villages of New Zealand Limited	Delete proposed special information requirements H5.9 [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	841.60	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	841.61	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	841.62	Villages of New Zealand Limited	Retain MDRS provisions under H6.1 Zone description as notified [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.63	Villages of New Zealand Limited	Delete changes proposed to Objectives at H6.2 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.64	Villages of New Zealand Limited	Delete changes proposed to Policies at H6.3 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.65	Villages of New Zealand Limited	Delete changes proposed to Activity table H6.4.1 regarding standards to be complied with [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.66	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	841.67	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.68	Villages of New Zealand Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.69	Villages of New Zealand Limited	Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.70	Villages of New Zealand Limited	Delete [H6.6.4C for Dwellings within the Infrastructure - Stormwater Disposal Constraints Control, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.71	Villages of New Zealand Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.72	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.73	Villages of New Zealand Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.74	Villages of New Zealand Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.75	Villages of New Zealand Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.76	Villages of New Zealand Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 59 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.77	Villages of New Zealand Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	841.78	Villages of New Zealand Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.79	Villages of New Zealand Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 61 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.80	Villages of New Zealand Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 62 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.81	Villages of New Zealand Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.82	Villages of New Zealand Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.83	Villages of New Zealand Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.84	Villages of New Zealand Limited	Delete proposed provisions under Matters of control H6.7.1 [refer to page 65 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.85	Villages of New Zealand Limited	Delete proposed provisions under Assessment criteria for controlled activities H6.7.2 [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.86	Villages of New Zealand Limited	Reject H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.87	Villages of New Zealand Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.88	Villages of New Zealand Limited	Delete assessment criterion H6.8.2(2)(ad) for [assessment of the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	841.89	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.90	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.91	Villages of New Zealand Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.92	Villages of New Zealand Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.93	Villages of New Zealand Limited	Delete other proposed provisions under H6.8.1 [refer to page 67 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.94	Villages of New Zealand Limited	Delete proposed provisions under H6.8.2 [refer to page 70 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.95	Villages of New Zealand Limited	Delete proposed provisions under Special information requirements H6.9 [refer to page 77 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	841.96	Villages of New Zealand Limited	Remove references to QM under H13.1 Zone description [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.97	Villages of New Zealand Limited	Amend Zone description H13.1 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.98	Villages of New Zealand Limited	Delete proposed changes to Objectives H13.2 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.99	Villages of New Zealand Limited	Amend Objectives H13.2 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.100	Villages of New Zealand Limited	Delete proposed changes to Policies H13.3 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.101	Villages of New Zealand Limited	Amend Policies H13.3 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.102	Villages of New Zealand Limited	Delete proposed changes to purpose of Standard H13.6.1 to remove reference to qualifying matters [refer to page 80 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.103	Villages of New Zealand Limited	Amend Standard H13.6.1(1) to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	841.104	Villages of New Zealand Limited	Delete proposed Landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	841.105	Villages of New Zealand Limited	Delete proposed Service Area definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	841.106	Villages of New Zealand Limited	Delete proposed Urban Heat Island definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	841.107	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	841.108	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	841.109	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor [refer to page 52 of the submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	841.110	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 52 of the submission for further details].	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	841.111	Villages of New Zealand Limited	Approve the broad application of the MHU zone [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	841.112	Villages of New Zealand Limited	Approve the application of THAB within walkable catchments [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	841.113	Villages of New Zealand Limited	Reject introduction of QMs into zones [refer to page 4 of the submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	841.114	Villages of New Zealand Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	841.115	Villages of New Zealand Limited	Delete the LDR Zone in its entirety [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	841.116	Villages of New Zealand Limited	Rezone 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road and 334S Pakuranga Road, Pakuranga to THAB [refer to page 7 of the submission for a diagram].	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	841.117	Villages of New Zealand Limited	In our view, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites [refer to page 8 of the submission for further details].	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	841.118	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone [refer to page 57 of the submission for further details].	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	855.1	MHE Limited	Amend HVC for 83-85 College Hill, 87 College Hill, 89 College Hill, 91 College Hill, 93 College Hill, 95 College Hill, 99 College Hill, 101 College Hill, 107-109 College Hill to 27m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	855.2	MHE Limited	Amend HVC for Ponsonby Mixed Use zone area to 27m [inferred: including properties at: 1 Cascade Street, 5-7 Hargreaves Street, 24 Spring Street, 2 College Hill, 28 College Hill, 5 College Hill, 32 Ireland Street, 84-86 Franklin Road, 98 Beaumont Street, 3 Hargreaves Street, 34 Ireland Street, 43 College Hill, 27-37 Napier Street, 2 Middle Street, 9 Wilkins Street, 3-11 New Street, 1-8 Brickfield Way, 7 College Hill, 19 Hargreaves Street, 220 Victoria Street West, 5 Wilkins Street, 94 Franklin Road, 2-18 Fisher-Point Drive, 88 Franklin Road, 111 Franklin Road, 13-15 College Hill, 21 Hargreaves Street, 115-121 Franklin Road, 92 Franklin Road, 17 Hargreaves Street, 62-98 Fisher-Point Drive, 37-39 Ireland Street, 3 College Hill, 90 Franklin Road, 41 College Hill, 29 Hargreaves Street, 31-35 Hargreaves Street, 25 Hargreaves Street, 33 College Hill, 27 College Hill, 27 Hargreaves Street, 23 Hargreaves Street, 25 College Hill, 44 Ireland Street, 39 Spring Street, 10 College Hill, 40-42 Ireland Street, 38 Ireland Street, 8 College Hill, 31 Spring Street, 35 Spring Street, 1 Scotland Street, 16 College Hill, 28-42 Spring Street, 37 Spring Street, 1 Beaumont Street, 2-4 Hargreaves Street, 36-38 College Hill, 17-71 Fisher-Point Drive, 32-60 Fisher-Point Drive, 2-26 Telpher Street, 18 Waitemata Street, 80 Beaumont Street, 20 Beaumont Street, 98 Franklin Road, 100 Franklin Road, 96 Franklin Road, 45 Ireland Street, 10 Beaumont Street, 13 Hargreaves Street, 9 Hargreaves Street, 15 Hargreaves Street, 11 Hargreaves Street, 20-22 Fisher-Point Drive].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	871.1	Property Council New Zealand	[Amend] city centre walkable catchment by at least 400m to 1.5km.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Oppose	871.2	Property Council New Zealand	[Amend] to apply the 400m walkable catchment standard more widely around Town Centres.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	871.3	Property Council New Zealand	[Amend the zone provisions to enable] greater housing intensification in Metropolitan, Town and Local Centres.	Business Zones provisions	Business Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	871.4	Property Council New Zealand	[Amend] to ensure transport alignment between residential and mixed-use zones.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	871.5	Property Council New Zealand	Amend THAB rules from “up to” six storeys to better enable greater height and more flexible design where appropriate;	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	871.6	Property Council New Zealand	[Amend to] create alignment between THAB rules inside and outside of walkable catchments	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	871.7	Property Council New Zealand	[Delete] prescriptive rules within the plan change to better ensure that a site-specific approach can be taken over the proposed prescriptive approach as to where a building, turning bay and accessways are to be placed.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	871.8	Property Council New Zealand	[Amend] the zone so that if a qualifying matter is not present, the RMA Amendment rules take precedence.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	871.9	Property Council New Zealand	Delete infrastructure constraints as a qualifying matter and investigate the use of transparent, beneficiary pays funding models to fund necessary core infrastructure to support development.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	871.10	Property Council New Zealand	Retain 200m walkable catchment for Local Centres.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	871.11	Property Council New Zealand	Retain 400m walkable catchment for larger Town Centres.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	871.12	Property Council New Zealand	Amend height standards to provide building heights greater than six storeys along transport corridors and close to train stations.	Height	RTN WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	871.13	Property Council New Zealand	Amend business zone rules to be flexible enough to enable car parking for residential developments.	Business Zones provisions	Business Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	871.14	Property Council New Zealand	Amend residential zone rules to be flexible enough to enable car parking for residential developments.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	871.15	Property Council New Zealand	Amend zone rules to outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	871.16	Property Council New Zealand	Retain the deletion of the Gross Floor Area standard and the GFA bonus standard	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	871.17	Property Council New Zealand	Retain the deletion of the height control	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	871.18	Property Council New Zealand	Retain the extension of the outlook space control	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	871.19	Property Council New Zealand	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	871.20	Property Council New Zealand	Recognise the risk of lost amenity in business zones given the onsite requirements for waste collection and accessibility.	Business Zones provisions	Business Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	871.21	Property Council New Zealand	Recognise the risk of lost amenity in residential zones given the onsite requirements for waste collection and accessibility.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS80	Elizabeth Westbrooke	Oppose	871.23	Property Council New Zealand	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS80	Elizabeth Westbrooke	Oppose	871.25	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.1	Kāinga Ora	Delete the Residential - Single House Zone entirely. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. This includes applying the Residential - Mixed Housing Urban Zone to the 23 settlements currently excluded such as Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead and others. See Appendix 1, Table 1, row 43. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.2	Kāinga Ora	Delete the Residential - Low Density Residential Zone entirely. See Appendix 1, Table 1, row 44. Rezone with either the Residential - Mixed Housing Urban Zone or the Residential Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.3	Kāinga Ora	Delete the Residential - Mixed Housing Suburban Zone entirely. See Appendix 1, Table 1, row 45. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer also to the separate submission point on the Auckland Light Rail Corridor exclusion area.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.4	Kāinga Ora	Amend the Residential - Mixed Housing Urban Zone provisions to: 1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings; 2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and 3) Simplify and streamline matters of discretion and associated assessment criteria. Make amendments to H5 as set out in Appendix 1, Table 2, Rows 138 to 163 of the submission. Refer to Appendices 2 and 3 for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	873.5	Kāinga Ora	Amend the spatial extent of the Residential - Mixed Housing Urban Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.6	Kāinga Ora	Amend the Residential - Terrace Housing and Apartment Buildings Zone to enable higher densities and building heights with fewer restrictions. Make deletions or amendments to the H6 zone provisions to that effect as set out in Appendix 1 of the submission, Table 1, Rows 46 to 75 of the submission. Refer to Appendices 2 and 3 of the submission for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	873.7	Kāinga Ora	Amend the spatial extent of the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.8	Kāinga Ora	Amend the Height Variation Control for the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.9	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the Business City Centre Zone. Make amendments as set out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Oppose	873.10	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from the edge of any Business Metropolitan Centre Zone. Make amendments summarised out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS80	Elizabeth Westbrooke	Oppose	873.11	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	873.12	Kāinga Ora	Amend to include RTN walkable catchments for the Onehunga train line.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.13	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within: 1) 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a Business - Metropolitan Centre Zone or the Business - City Centre Zone; 2) 800m (approx. 10 minute walk) in some highly accessible locations; as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	873.14	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 800m (approx. 10 minute walk) from the edge of the Business - Town Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	873.15	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 400m (approx. 5 minute walk) from the edge of the Business - Local Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	873.16	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around the Business - City Centre Zone. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS80	Elizabeth Westbrooke	Oppose	873.17	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS80	Elizabeth Westbrooke	Oppose	873.18	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS80	Elizabeth Westbrooke	Oppose	873.19	Kāinga Ora	Amend the Height Variation Control to provide for 5 storeys (18m) within those parts of the Residential - Mixed Housing Urban Zone that adjoin the 10 storey Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.20	Kāinga Ora	Amend to provide for unlimited height in the Business - City Centre Zone General Height Area. Refer to Appendix 3 of the submission for building height. Retain, amend or delete H8 provisions as set out in Appendix 1, Table 1, Rows 76, 77, 78, 79 and 80 of the submission.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.21	Kāinga Ora	Delete qualifying matters and standards for specific density provisions from the Business - City Centre Zone. This includes but is not limited to: streetscape improvement and landscaping; special amenity yards; street sightlines; outlook space and space and building in relation to boundary. Retain or delete H8 provisions as set out in Appendix 1, Table 1, Rows of 81, 82, 83 and 84 of the submission.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS80	Elizabeth Westbrooke	Oppose	873.22	Kāinga Ora	Amend the Business - Metropolitan Centre Zone to allow unlimited building height except where qualifying matters apply. Refer to Appendices 2 and 3 of the submission for building height. Retain, amend or delete H9 provisions as set out in Appendix 1, Table 1, Rows of 85, 86, 87, of the submission.	Height	Metropolitan Centre WC Intensificatio n response
FS80	Elizabeth Westbrooke	Oppose	873.23	Kāinga Ora	Amend the Business - Town Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height through the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control below the proposed 6-storey base zone height; 4) amend the Height in Relation to Boundary Control to enable the increased base height. Delete or amend H10 provisions as set out in Appendix 1, Table 1, Rows 88, 89, and 90 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.24	Kāinga Ora	Amend the Business - Local Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height in the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control that below the 6-storey base zone height; 4) Amend the Height in Relation to Boundary Control to enable the increased base height. Amend or delete H11 provisions as set out in Appendix 1, Table 1, Rows 91, 92 and 93 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.25	Kāinga Ora	Amend the Business - Neighbourhood Centre Zone and Height Variation Control to Enable a 6-storey height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Amend or delete H12 provisions as set out in Appendix 1, Table 1, Rows 94, 95 and 96 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.26	Kāinga Ora	Amend the Business - Mixed Use Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendix 3 for building height. Amend or delete H13 provisions as set out in Appendix 1, Table 1, Rows 97, 98 and 99 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.27	Kāinga Ora	Amend the Business - General Business Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendices 2 and 3 of the submission for building height. Amend or delete H14 provisions as set out in Appendix 1, Table 1, Rows 100, 101 and 102 of the submission.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.28	Kāinga Ora	Amend the majority of the qualifying matters to be applied by overlays rather than zones or precincts. An example of where this is not requested is for the flooding qualifying matter. See also Appendix 1, Table 1, Row 3 of the submission.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS80	Elizabeth Westbrooke	Oppose	873.29	Kāinga Ora	Amend the qualifying matters so that they are managed consistently and are not managed by zones.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS80	Elizabeth Westbrooke	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.31	Kāinga Ora	Amend the Special Housing Area exclusions by implementing the MDRS and Policy 3 requirements for many of these areas which would meet the definition of 'relevant residential zone'. Apply all the relief sought by this submission to the identified Special Housing Areas as illustrated in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.32	Kāinga Ora	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	873.33	Kāinga Ora	Delete the Beachlands Transport Infrastructure Constraint including deletion of provisions as set out on page 8 of the submission, and in Table A1.4.8.1, Appendix 1 of the Submission, Table 1 Rows 1, 38, 39, 40 and 41 of the submission. Note with reference to row 39 that other unrelated provisions are to be retained. Refer also to mapping changes in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.34	Kāinga Ora	Amend C1.6A(2) by making the deleting reference to "an overlay rule" as set out in as set out in Appendix 1 Table 1 Row 2 of the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	873.35	Kāinga Ora	Retain the Wetland Management Areas qualifying matter. See Appendix 1, Table 1, Row 4 of the submission for details.	Qualifying Matters A-I	Wetland Management (D8)
FS80	Elizabeth Westbrooke	Oppose	873.36	Kāinga Ora	Retain identification of a Significant Ecological Areas qualifying matter. Delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Do not utilise residential zones to manage this issue, and delete proposed provisions. See Appendix 1, Table 1, Rows 5, 6 and 7 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	873.37	Kāinga Ora	Retain identification of Outstanding Natural Landscapes and Outstanding Natural Features qualifying matter but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. See Appendix 1, Table 1, Rows 8, 9 and 10 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONL and ONF (D10)
FS80	Elizabeth Westbrooke	Oppose	873.38	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Metropolitan Centre WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	873.39	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Height response - other zones
FS80	Elizabeth Westbrooke	Oppose	873.40	Kāinga Ora	Retain identification of Outstanding Natural Character and High Natural Character qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. Delete the newly proposed special information requirements. Make amendments as set out in Appendix 1, Table 1, Rows 10, 11 and 12 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	873.41	Kāinga Ora	Retain identification of a Waitakere Ranges qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete non-complying activity status for minor dwellings and reject deletion of supplementary text in activity table. Make amendments as set out in Appendix 1, Table 1, Rows 13, 14, 15 and 16 of the submission. Rezone with Residential - Mixed Housing Urban Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	873.42	Kāinga Ora	Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters Other	Notable Trees (D13)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.43	Kāinga Ora	Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	873.44	Kāinga Ora	Delete the Ridgeline Protection qualifying matter and delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Rows 22, 23 and 24 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	873.45	Kāinga Ora	Delete the Local public views qualifying matter and all of the associated Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Row 25 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Local Public Views (D16)
FS80	Elizabeth Westbrooke	Oppose	873.46	Kāinga Ora	Retain the High Aircraft Noise Area (HANA) as a qualifying matter, but amend it by rezoning any Residential - Low Density Residential Zone and Residential - Terrace Housing and Apartment Buildings Zoned areas to Residential - Mixed Housing Urban Zone. Refer to Appendix 1, Table 1, Row 30 of the submission, and Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central]	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	873.47	Kāinga Ora	Delete the Moderate Aircraft Noise Area (MANA) as a qualifying matter and delete the blanket density restrictions for residential sites within the MANA overlay and make other amendments as set out in Appendix 1, Table 1, Row 31 of the submission.	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	873.48	Kāinga Ora	Delete the Infrastructure - Combined Wastewater Network Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS80	Elizabeth Westbrooke	Oppose	873.49	Kāinga Ora	Delete the Infrastructure - Water and/or Wastewater Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	873.50	Kāinga Ora	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS80	Elizabeth Westbrooke	Oppose	873.51	Kāinga Ora	Retain overlays and city wide rules for managing natural hazards but delete down zoning for natural hazards including deletion of the Residential - Low Density Residential Zone. Rezone with Residential - Mixed Housing Urban Zone or Residential - Terraced Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Refer also to Appendix 1, Table 1, Row 36 of the submission. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.52	Kāinga Ora	Retain spatial mapping of natural hazards on maps but delete any flood hazard mapping in the plan. Flood hazard mapping should be non-statutory, sitting outside the plan. Refer to Appendix 1, Table 1, Row 37 of the submission.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	873.53	Kāinga Ora	Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	873.54	Kāinga Ora	Amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS) within relevant residential zones. Amend or delete H27 provisions as set out in Appendix 1, Table 1, Rows 103, 104, 105 and 106 of the submission.	Other Zones provisions	H27 Special Purpose - Māori Purpose Zone
FS80	Elizabeth Westbrooke	Oppose	873.55	Kāinga Ora	Retain the note at the start of Chapter D17 that identifies Historic Heritage as a qualifying matter. Refer to Appendix 1, Table 1, Row 26 of the submission.	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	873.56	Kāinga Ora	Delete the proposed Lawry Settlement Workers' Housing as a qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	873.57	Kāinga Ora	Delete the D20A Stockade Hill Viewshaft Overlay entirely including from the plan (and GIS view) and the Figure D20A.6.1.1. Refer to Appendix 1, Table 1, Row 28 of the submission.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS80	Elizabeth Westbrooke	Oppose	873.58	Kāinga Ora	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS80	Elizabeth Westbrooke	Oppose	873.59	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Area Overlay. Remove the provisions relating to the MANA from the precinct and apply the city wide overlay provisions. Also summarised under the qualifying matter topic.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS80	Elizabeth Westbrooke	Oppose	873.60	Kāinga Ora	Delete the identification of 'sunlight admission' as a qualifying matter from I425 Manukau Centre Precinct.	Precincts - NPSUD MDRS Response	I425 Manukau Precinct
FS80	Elizabeth Westbrooke	Oppose	873.61	Kāinga Ora	Delete qualifying matters pertaining to 'Notable Trees' and 'Flooding' from the I433 Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.62	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the qualifying matter topic. Delete qualifying matters pertaining to 'Flooding' from the I438 Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Rezone the residential zones that are affected by the designation as either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone, as appropriate.	Precincts - NPSUD MDRS Response	I438 Takanini Precinct
FS80	Elizabeth Westbrooke	Oppose	873.63	Kāinga Ora	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the I529 Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	Precincts - NPSUD MDRS Response	I529 Orewa 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	873.64	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I533 Red Beach Precinct.	Precincts - NPSUD MDRS Response	I533 Red Beach Precinct
FS80	Elizabeth Westbrooke	Oppose	873.65	Kāinga Ora	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the I539 Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Residential - Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. Rezone as either Mixed Housing Urban or Residential - Terrace Housing and Apartment Buildings Zone, as set out in Appendix 2.	Precincts - NPSUD MDRS Response	I539 Smales 2 Precinct
FS80	Elizabeth Westbrooke	Oppose	873.66	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I550 Millwater South Precinct.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS80	Elizabeth Westbrooke	Oppose	873.67	Kāinga Ora	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the I552 Warkworth Clayden Road Precinct.	Precincts - NPSUD MDRS Response	I552 Warkworth Clayden Road Precinct
FS80	Elizabeth Westbrooke	Oppose	873.68	Kāinga Ora	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the I 553 Warkworth North Precinct.	Precincts - NPSUD MDRS Response	I553 Warkworth North Precinct
FS80	Elizabeth Westbrooke	Oppose	873.69	Kāinga Ora	Delete qualifying matters pertaining to flooding from the I605 Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS80	Elizabeth Westbrooke	Oppose	873.70	Kāinga Ora	Delete qualifying matters pertaining to 'historic heritage buildings' from the I607 New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	Precincts - NPSUD MDRS Response	I607 New Lynn Precinct
FS80	Elizabeth Westbrooke	Oppose	873.71	Kāinga Ora	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the I609 Penihana North Precinct.	Precincts - NPSUD MDRS Response	I609 Penihana North Precinct
FS80	Elizabeth Westbrooke	Oppose	873.72	Kāinga Ora	Delete the canopy tree definition from Chapter J.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.73	Kāinga Ora	Delete the proposed addition to the coastal erosion hazard area definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.74	Kāinga Ora	Delete the definition of deep soil from Chapter J.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.75	Kāinga Ora	Amend the definition of dwelling as set out in Appendix 1, Table 1, Row 130 of the submission.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.76	Kāinga Ora	Amend the definition of floodplain as set out in Appendix 1, Table 1, Row 131 of the submission.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.77	Kāinga Ora	Amend the definition of landscaped area as set out in Appendix 1, Table 1, Row 132 of the submission.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.78	Kāinga Ora	Amend the definition of relevant residential zone as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.79	Kāinga Ora	Insert a new definition for street-facing façade as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.80	Kāinga Ora	Delete the definition of servicing area from Chapter J.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.81	Kāinga Ora	Delete the definition of urban heat island from Chapter J.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	873.82	Kāinga Ora	Retain chapter K as notified.	Qualifying Matters A-I	Designations
FS80	Elizabeth Westbrooke	Oppose	873.83	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Te Hana. Refer to Appendix 2, Map 001. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Coronation Street, Silver Hill Road, State Highway 1, and Whakapirau Road, Te Hana]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.84	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Wellsford. Refer to Appendix 2, Map 002. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ahuru Street, Armitage Road, Astrid Lane, Batten Street, Bellevue Avenue, Centennial Park Road, Davies Road, Hanover Street, Hazelmere Street, John Sinclair Avenue,Kelgary Place,Matheson Road,McGillivray Road,Monowai Street,Olympus Road, Port Albert Road,Raki Lane, Rodney Street, State Highway 1,Tobruk Road, Tomas Street, Totara View,Tuaraki Drive,Tyburnia Place, Watson Place, Wellsford Valley Road, Wi Apo Place, and Worker Road, Wellsford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.85	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 004. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Blue Bell Parade, Caroline Heights, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Excelsior Way, May Way, Meiklejohn Way, North West Anchorage, Omaha Drive, Reliance Way, Shamrock Crest, Success Court, and Twilight Bay, Omaha; and Dotterel Lane, Dunbar Road, Harbour View Road, Kowhai Avenue, Oystercatcher Lane, Point Wells Road, Riverside Drive, Sandpiper Avenue, Shearwater Lane, Waimanu Place, Williams Crescent, and Wrybill Way, Point Wells.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.86	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 005. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Broadlands Drive, Darroch Slope, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Esme Grove, Excelsior Way, Ida Way, Jane Gifford Place, Kitty Frazer Lane, Lagoon Way, Mangatawhiri Road, Matariki Street, Meiklejohn Way, Omaha Drive, Paraone Place, Parry Court, Pioneer Crescent, Reliance Way, Rita Way, Ruby Cove, Shamrock Crest, St Anne Place, Success Court, Taiawa Place, Te Mana Street, Te Mauri Place, The Southern Isle, and Thistle Terrace, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.87	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Omaha . Refer to Appendix 2, Map 006. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Inanga Lane, Karahu Lane, Kewai Street, Kokopu Street,Kutai Lane, Mangatawhiri Road,Paraoa Crescent, Patiki Place,Paua Lane,Pipi Lane,Taumata Road, Tio Lane,Tohora Crescent, Tuatua Lane, and Tuna Place, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.88	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Matakana. Refer to Appendix 2, Map 007. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Awanui Crescent, Courtney Lane, Kewini Grove, Laly Haddon Place, Leigh Road, Long Meadow Lane, Maeha Drive, Matakana Road, Matakana Valley Road, Moya Drive, Penney Rise, Riverglade Lane, Tiaki Lane, and Torea Road, Matakana.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.89	Kāinga Ora	Rezone Residential - Low Density Housing Zone to Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone at Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 008. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Hudson Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albert Road, Ashmore Crescent, Belmont Place, Belvedere Place, Brown Road, Champers Way, Falls Road, Great North Road, Heritage Lane, Hill Street, Kasper Street, Mahurangi Street, Matakana Road, Melwood Drive, Millstream Place, Northwood Close, Victoria Street, View Road, Wainoni Place, Westpark Glen, and Whitaker Road, Warkworth.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.90	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Warkworth. Refer to Appendix 2, Map 008. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pound Street, Falls Street, Brown Road, Warkworth Street, Bertram Street, Lilburn Street, and Alnwick Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.91	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Urban Zone or Residential - Terrace Housing and Apartment Buildings in Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 009. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Dome Lane, Falls Road, Harry Close, John Andrew Drive, Ngahau Street, View Road, and Woodcocks Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone: Auckland Road, Bambro Street, Bennett Street, Bertram Street, Blue Gum Drive, Brown Road, Campbell Drive, Church Hill, Clegg Place, Coquette Street, David William Place, Dome Lane, Earlsway, Fairwater Road, Hauiti Drive, Hexham Street, Lilburn Street, McKinney Road, Palmer Street, Percy Street, Pulham Road, Rivendell Place, Southgate Road, State Highway 1, Titapu Road, Vernon Shaw Place, Walton Avenue, Warin Place, Wech Drive, Whitaker Road, Wickens Place, and Woodcocks Road, Warkworth]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.92	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone and Business - Local Centre Zone in Warkworth. Refer to Appendix 2, Map 009. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lilburn Street, Fairwater Road, Hexham Street, Alnwick Street, Pound Street, Bertram Street, Morpeth Street, Warin Place, Auckland Road, Wech Drive, Falls Street, Warkworth Street, and Neville Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.93	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 010. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Apollo Place, Arabella Lane, Ariel Place ,Aurora Avenue, Boathouse Bay Lane, Brampton Road, Governor Grey Road, Hampton Mews, Hapuka Close, Katene Place, Kokihi Lane, Koru Place, Mahurangi East Road, Merehai Place, Piper Lane, Robinia Place, Schooner Avenue, Tamatea Drive, Te Kapa Place, and Trevally Place, Snells Beach]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.94	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 011. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Ahi Kaa Lane, Amanda Lane, Arabella Lane, Ariki Drive, Arohia Place, Aurora Avenue, Awatere Place, Brigitte View, Carmen Terrace, Clifton Lane, Cornel Circle, Dalton Road, Dawson Road, Ferndale Drive, Fidelis Avenue, Foster Crescent, Gerontius Lane, Governor Grey Road, Hampton Mews, Heron Lane, Hewson Drive, Hibiscus Avenue, Hinemoa Place, Inca Place, Iris Street, Kahurangi Place, Katene Place, Kauri Crescent, Kawau View Road, Kia Kaha Drive, Kokihi Lane, Koru Place, Kotuku Place, Little Compton Mews, Mahurangi East Road, Matangi Terrace, Mayne Place, Merehai Place, Moana Terrace, Muncaster Road, Ngatira Place, Panui Terrace, Parkdale Close, Piccadilly Circus, Piper Lane, Rangimaarie Crescent, Rawhiti Place, Riverleigh Drive, Schooner Avenue, Snells Beach Road, Sunburst Avenue, Sunlight Promenade, Sunrise Boulevard, Tamatea Drive, Tara Place, Te Kapa Place, Virginia Circus, Washington Avenue, Wendy Hood Way, Windward Terrace, Woodlands Avenue, and Woodlands Place, Snells Beach; Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, The Glade, and The Nook, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.95	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Local Centre Zone in Snells Beach. Refer to Appendix 2, Map 011. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mahurangi East Road, Snells Beach.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.96	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Algies Bay. Refer to Appendix 2, Map 012. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albro Lane, Alexander Road, Athol Place, Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, and Willjames Avenue, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.97	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Waiwera. Refer to Appendix 2, Map 013. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Hibiscus Coast Highway, The Strand, Waiwera Place, Waiwera Road, and Weranui Road, Waiwera]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.98	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Hatfields Beach and Orewa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa. Refer to Appendix 2, Map 014. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Beachwood Drive, Fendalton Place, Hibiscus Coast Highway, Ocean View Road, Otanerua Road, Sun Valley, Sykes Avenue, William Hadlow Place, and Win Grove, Hatfields Beach; Ambassador Glade, Astor Place, Chalmers Close, Crampton Court, Hibiscus Coast Highway, Hillcrest Road, Judd Place, Kahu Close, Kath Hopper Drive, Lakeside Drive, Maraeariki Avenue, Marine Parade, McGowan Place, Millennial Way, Puriri Avenue, Riverside Road, Roberta Crescent, Tauranga Place, Waldorf Crescent, and Wallis Lane, Orewa; and Arran Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone, includes: Alice Avenue, Ambassador Glade, Centreway Road, Chesterfield Way, Crampton Court, Dan Tori Place, Denham Way, Doment Crescent, Edward Avenue, Elizabeth Street, Florence Avenue, Francis Skinner Place, Grand Drive, Hatton Road, Hibiscus Coast Highway, Kohu Street, Lakeside Drive, Lillian Place, Manuka Street, Marine Parade, Marine View, McGowan Place, Melanie Place, Millennial Way, Ngaru Way, Noel Avenue, Nukumea Common, Puriri Avenue, Riverside Road, Ruby Place, Waitaha Close, and West Hoe Road, Orewa]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.99	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 014. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Centreway Road, Florence Avenue, Doment Crescent, Moenui Avenue, Moana Avenue, Riverside Road, and Tamariki Avenue, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.100	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Silverdale (Wainui). Refer to Appendix 2, Map 015. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone, includes: Argent Lane and Lysnar Road, Upper Orewa]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.101	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Orewa, Red Beach and Silverdale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa, Red Beach and Silverdale. Refer to Appendix 2, Map 016. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Barton Place, Hibiscus Coast Highway, Kath Hopper Drive, Lakeside Drive, Maori Hut Road, Matija Place, Maygrove Drive, Moffat Road, Nickell Place, Pohutukawa Avenue, Settlers Grove, and Tauranga Place, Orewa; Bay Street, Hibiscus Coast Highway, Miran Lane, Odlin Lane, Quo Vadis Place, Rosario Crescent, Thorburn Avenue, and Walton Street, Red Beach; and Arran Drive, Arran Point Parade, Bankside Road, Godfrey Drive, Kelly Greens, Madison Terrace, Major Henry Greens, Millwater Parkway, Percy Greens, Ridgedale Road, and Timberland Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Centreway Road, Crampton Court, Edgewater Grove, Empire Road, Hibiscus Coast Highway, Jelas Road, Maygrove Drive, Milton Road, Nickell Place, Pine Road, Riverside Road, Ross Crescent, and Weiti Road Orewa; Anchorite Way, Barnacle Rise, Cambie Avenue, Driftwood Drive, Greenview Lane, Hibiscus Coast Highway, Jelas Road, John Dee Crescent, Kingtide Place, Mermaid Mews, Neaptide Close, Nga Wai Lane, Panorama Court, Ridgeview Close, Saltwood Street, Seagate Place, Seamount Drive, Springtide Place, Spyglass Street, Surf View Crescent, Symes Drive, Taikura Avenue, Tawhana Crescent, Totara Views Drive, and Whangaparaoa Road Red Beach; Anchorite Way, Arriere Lane, Bonair Crescent, Cannon Street, Cilliers Drive, Colonial Drive, Fermier Greens, Grapnel Street, Hibiscus Coast Highway, James Mcleod Way, Jardin Court, Kuhu Way, Longmore Lane, Millwater Parkway, Old Mill Road, Ormonde Drive, Silverhill Lane, Stella Maris Lane, Totara Views Drive, Wainui Road, Waterloo Road, and Whao Lane, Silverdale]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.102	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 016. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fantail Court, Weiti Road, Bellbird Place, Tui Lane, and Centreway Road, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.103	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Red Beach and Stanmore Bay. Refer to Appendix 2, Map 017. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Bay Street, Chelverton Terrace, Durness Place, Elgin Place, Esther Place, Glenelg Road, Laurie Street, Marellen Drive, Marie Avenue, Ngapara Street, Rosario Crescent, Walton Street, Whale Cove, and William Bayes Place, Red Beach; Blue Heron Rise, Brian Crescent, Cooper Road, D'Oyly Drive, Duncansby Road, Gledstane Road, Greta Place, Joydon Place, Lea Place, Mably Court, Northview Road, Shadon Place, Springtime Crescent, Vipond Road, Waiora Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.104	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Tindalls Bay. Refer to Appendix 2, Map 018. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Ardern Avenue, Swann Beach Road, and The Crescent, Manly; Capitol Road, Matakatia Parade, Whangaparaoa Road, and Zita Avenue, Matakatia; Ardern Avenue and Swann Beach Road, Stanmore Bay; De Luen Avenue, The Crescent, and Tindalls Bay Road, Tindalls Beach]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.105	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Gulf Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Gulf Harbour. Refer to Appendix 2, Map 019. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Double Bay Place, Fishermans Cove, Pacific Parade, Siesta Terrace, and Whangaparaoa Road, Army Bay; Belle-Mer Place, Clansman Terrace, Island View Drive, Okoromai Views, and Shakespear Road, Okoromai Bay; Admiralty Rise, Alec Craig Way, Gulf Harbour Drive, Javelin Close, Kensington Terrace, Regency Park Drive, and Whangaparaoa Road, Hobbs Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Admiralty Rise, Bella Vista Drive, Binnacle Rise, Greenway Rise, Gulf Harbour Drive, and Pleasant Way, Hobbs Bay]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.106	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Silverdale. Refer to Appendix 2, Map 020. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waterloo Road, Silverdale]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.107	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Silverdale. Refer to Appendix 2, Map 020. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Blue Gum Avenue, Tavern Road, Blanc Road, and Foundry Road, Silverdale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.108	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Stanmore Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Stanmore Bay. Refer to Appendix 2, Map 021. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Ferry Road, Kestrel Heights, and Mollyhawk Rise, Arkles Bay; Arun Street, Beverley Road, Brightside Road, Claude Road, Elliston Crescent, Holiday Road, Joydon Place, Kauri Road, Langton Road, Te Ruru Way, Vipond Road, and Whangaparaoa Road, Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cochrane Avenue, Ferry Road, and Wade River Road, Arkles Bay; Barwick Place, Bloomfield Rise, Matai Road, Moera Place, Penton Road, Puarangi Lane, Rata Road, Red Hibiscus Road, Rishworth Avenue, Wade River Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.109	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone at Stanmore Bay. Refer to Appendix 2, Map 021. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, and Mata Lane, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.110	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Stillwater. Refer to Appendix to, Map 021 [inferred: proposes to rezone some or all of the properties in these streets from Residential Single House Zone to Residential - Mixed Housing Urban Zone, includes: Coastal Heights, Cockle Place, Donald Place, Duck Creek Road, Flounder Point Road, Gurnard Road, Inlet Views, Snapper Road, Stillwater Crescent, and Upper Duck Creek Road, Stillwater]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.111	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Whangaparāoa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whangaparāoa. Refer to Appendix 2, Map 022. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arkles Strand, Ferry Road, Hawaiian Parade, Kestrel Heights, Mollyhawk Rise, and Palm Cove, Arkles Bay; Ardlui Avenue, Beach Road, Brandon Road, Brixton Road, Brown Street, Cross Street, East Avenue, East Point, Glamis Avenue, Glengarry Avenue, Hurdlow Place, Kawau Island Avenue, Ladies Mile, Laurence Street, Manly Park Avenue, Monyash Road, Moreton Drive, Motuora Road, Motutapu Avenue, Onepu Lane, Rawhiti Road, South Avenue, Spinnaker Point, Sundown Avenue, Swann Beach Road, The Circle, The Crescent, The Esplanade, Tindalls Bay Road, Tiri Road, Tulip Close, Walbrook Road, Whangaparaoa Road, and Zealandia Road, Manly; Capitol Road, Matakatia Parade, Tiri Road, and Whangaparaoa Road, Matakatia; Ardern Avenue, Bonita Avenue, Glanville Close, Rata Road, Rimu Road, Stanmore Bay Road, Swann Beach Road, and Te Ruru Way Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Arkles Drive, Arkles Strand, Cochrane Avenue, Ferry Road, Herman Street, Margaret Place, McKenzie Avenue, Wade River Road, Whangaparaoa Road Arkles Bay, Glengarry Avenue, Homestead Road, Kawau Island Avenue, Kenneth Hopper Place, Ladies Mile, Layton Road, Little Barrier Avenue, Manly Heights, Motutapu Avenue, Onepu Lane, Polkinghorne Drive, Rakino Avenue, Shuttleworth Place, Stanmore Bay Road, The Circle, Tower Hill, Whangaparaoa Road, Zealandia Road Manly, Bonita Avenue, Delshaw Avenue, Elan Place, Grandview Road, Link Crescent, Matai Road, Orca Drive, Penton Road, Rata Road, Red Hibiscus Road, Rishworth Avenue, Seafarer Crescent, Stanmore Bay Road, Wade River Road, Waititiro Rise Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.112	Kāinga Ora	Insert a Height Variation Control of 22m for part of the Business - Mixed Use Zone in Whangaparāoa. Refer to Appendix 2, Map 022. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, Elan Place, Rishworth Avenue, and Link Crescent, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.113	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Parakai. Refer to Appendix 2, Map 025 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Aitkenhead Court, Chic Gardens, Fordyce Road, Mary Keane Lane, Parakai Avenue, Parkhurst Road, Pengelly Place, Raabia Close, Rere Place, Springs Road, Te Moau Avenue, and Waiwera Avenue, Parakai; Awaroa Road, Miro Street, Railway Street, and Stewart Street,Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.114	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Helensville. Refer to Appendix 2, Map 026 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Amberly Rise, Audrey Luckens Lane, Awa Avenue, Awaroa Road, Cabeleigh Drive, Captain Street, Commercial Road, Downer Street, Empressa Heights, Forlong Rise, Garfield Road, Gerald Stokes Avenue, Gow Street, Green Lane, Hand Road, Inland Road, Kaipara Crescent, Kanono Way, Karaka Street, Kassa Rise, Kawariki Road, Kowhai Street, Lewann Lane, Mahi Road, Makiri Street, Mangakura Road, McLeod Street, Mill Road, Minerva Avenue, Miro Street, Nelson Street, Panui Avenue, Porokaiwhiri Avenue, Porter Crescent, Puriri Street, Rata Street, Rauta Way, Rautawhiri Road, Rimu Street, Riverboat Lane, Rongomai Street, St James Avenue, St Julia Court, Taupata Lane, Te Kauri Place, Urumaraki Avenue, and Wishart Road, Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.115	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Okura. Refer to Appendix 2, Map 027 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Deborah Place, Gails Drive, Okura River Road, and Valerie Crescent, Okura; Glenvar Road, and Stredwick Drive, Torbay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.116	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Long Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Long Bay. Refer to Appendix 2, Map 028 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Headsail Drive, Kina Place, and Longshore Drive, Long Bay; Clensmore Place, Cliff Road, Gilberd Place, Glenvar Road, Jayne Place, and Moorgreen Heights, Torbay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ashley Avenue, Barque Rise, Bight Road, Bounty Road, Caldera Drive, Cavalli Road, Coastal Court, Coastview Lane, Copper Lane, Eastreef Court, Fender Place, Flotilla Place, Glenvar Ridge Road, Greenlink Rise, Headland Drive, Hopetea Street, Keel Street, Killick Place, Kiokio Street, Longshore Drive, Luff Place, Makura Road, Moki Place, Nerita Place, Pennant Street, Ruku Street, Tawatawa Street, Te Oneroa Way, Tikati Rise, Tuangi Street, Turutu Place, Uranga Lane, and Windlass Street, Long Bay; Ashcraig Court, Auld Street, Beach Road, Cliff Road, County Road, Glenvar Road, Long Bay Drive, Manuwai Road, Morlie Place, Toroa Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.117	Kāinga Ora	Rezone Rural - Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone near Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Rural –Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway and Perekia Street, Albany; Stevensons Crescent Albany Heights]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.118	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway, and Perekia Street Albany; Stevensons Crescent Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.119	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights, Oteha and Northcross. Refer to Appendix 2, Map 030. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aoraki Crescent, Golden Morning Drive, New Dawn Lane, Waka Street Albany Heights, Celina Place Browns Bay, Countryside Way, East Coast Road, Lonely Track Road Fairview Heights, Flavia Close, Helen Ryburn Place, and Kate Sheppard Avenue Torbay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kewa Road Albany Heights, Branston Avenue, Capricorn Place, Carlisle Road, Kegworth Place, Limmer Place, Newstead Avenue, Oldham Place, Stapleford Crescent, Wilkinson Way, and Woodlands Crescent Browns Bay; Borneo Drive, Catlins Place, Fairview Avenue, Hilton Close, Hornbill Drive, Ilam Lane, Mackwell Road, McMenamin Place, Ohau Court, Oteha Valley Road, Para Close, Pharlap Drive, Rising Parade, Springvale Drive, Tekapo Rise, Travis View Drive, Trotting Terrace Fairview Heights, Barker Rise, Cairnbrae Court, Carlisle Road, Corricvale Way, Deverell Place, Eagleson Street, East Coast Road, Greenleaf Way, Harrowglen Drive, Heatherleigh Rise, Idyll Place, Jomard Terrace, Keating Rise, Kirkdale Place, Lakeridge Close, Neilon Place, Nor'East Drive, Nottingham Place, Oteha Valley Road, Pharlap Drive, Sartors Avenue, Topliss Drive, Woodridge Avenue Northcross, Andersons Road, Canyon Drive, Fernhill Way, Fields Parade, Gleanor Avenue, Horizon View Road, John Jennings Drive, Marbella Crescent, Nimstedt Avenue, Northcross Drive, Ponderosa Drive, Sohlue Place, Sonoma Crescent, Spring Valley Place, Sunnydale Place, Sunvista Avenue, Vicente Place Oteha, Acacia Road, Carlisle Road, East Coast Road, and Halder Place Torbay]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.120	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones at Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha.] [Inferred: proposes height variation control requests of 43 metres for some or all business zoned properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS80	Elizabeth Westbrooke	Oppose	873.121	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Browns Bay, Waiake and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Sandiacre Way, and Stapleford Crescent Browns Bay; Awaruku Road, Beach Road, Bronwyn Place, Carina Crescent, Charmaine Road, Cliff Road, Deep Creek Road, Fitzwilliam Drive, Freya Place, Glamorgan Drive, Glenvar Road, Gray Crescent, Infidel Place, Marama Street, Moorgreen Heights, Rewi Street, Reynolds Place, Ringwood Street, Rock Isle Road, Sealy Road, Stredwick Drive, Waiake Street, and Weatherly Road Torbay; Beach Road, and Sharon Road, Waiake] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone: includes Argyle Road, Arran Road, Bayview Road, Beach Road, Branston Avenue, Browns Bay Road, Capricorn Place, Carlisle Road, Clifton Road, Glencoe Road, Hollyhock Place, Kegworth Place, Manly Esplanade, Nigel Road, Oaktree Avenue, Oban Road, Orchard Road, Paterson Mews, Philson Terrace, Pipi Place, Stapleford Crescent, Valley Road, Wilk Lane, Wilkinson Way, and Woodlands Crescent Browns Bay; Beechwood Road, Browns Bay Road, Hyde Road, and Mirwill Road Rothesay Bay; Acacia Road, Airey Place, Alexander Avenue, Auld Street, Beach Road, Carlisle Road, County Road, Deep Creek Road, Finchley Road, Firth Road, Garden Lane, Gray Crescent, Holt Avenue, Killarney Avenue, Law Street, Long Street, Mawson Avenue, Mizpah Road, Orne Street, Rewi Street, Rock Isle Road, Sealy Road, Sunburst Lane, Tainui Street, Tipau Street, Toroa Street, Waiake Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay; Beach Road, Clifton Road, Deep Creek Road, Hebron Road, Mizpah Road, Newburn Road, Orchard Road, Ridge Road, Sharon Road, and Tiri View Place Waiake]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.122	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Inverness Road, Bute Road, Glen Road, Beach Road, Anzac Road, and Wilk Lane, Browns Bay; Beach Road, Torbay; Hebron Road, Waiake.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.123	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Albany. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany. Refer to Appendix 2, Map 032 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Centaur Close, Landing Drive, and Wharf Road Albany] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Agnew Place, Albany Highway, Dairy Flat Highway, Fishwicke Lane, Georgia Terrace, Lomas Way, The Avenue, and Widdison Place Albany; Dairy Flat Highway Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.124	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various business zones at Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.125	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Browns Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany, Oteha, Pinehill, Browns Bay, and Windsor Park. Refer to Appendix 2, Map 033 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mistletoe Place, and Redwing Street, Browns Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Young Drive, Bushlands Park Drive, Clemow's Lane, Denim Place, Excelsa Place, Floyd's Lane, Kristin Lane, Marquette Avenue, Mountain Beech Rise, Red Shed Lane, Rosedale Road, Sophora Way, and Villanova Place Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, Palliser Lane, and Serrata Place Browns Bay; Crimson Park, East Coast Road, Fernhill Way, Hooten Place, Margaret Henry Crescent, May Potter Close, Pannill Place, Pocock Lane, Ponderosa Drive, Prevost Lane, and Spencer Road Oteha; Andara Close, Arirang Rise, Ballintra Close, Buncrana Place, Bundoran Way, Caldwell Place, Carberry Lane, Carnell Lane, Carrigans Close, Colliston Rise, East Coast Road, Glen Bay Close, Greville Road, Hauraki Crescent, Hugh Green Drive, Kilkelly Avenue, Killybegs Drive, Malin Place, Mana Lane, Manu Place, Mulroy Place, Rathmullen Place, Rosedale Road, Rosses Place, Spencer Road, Taroka Close, and Te Hoe Grove Pinehill; Bluestone Rise, Burnside Court, Emerald Way, Jade Court, Opal Close, and Stonedge Lane Rosedale; Baulcomb Parade, East Coast Road, Graham Collins Drive, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.126	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43 metres for various business zones in parts of Albany. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rosedale Road, Rosedale.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.127	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Rothesay Bay, Murrays Bay, Mairangi Bay and Campbells Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rothesay Bay, Murrays Bay, Mairangi Bay, Campbells Bay and Windsor Park. Refer to Appendix 2, Map 034. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Channel View Road, Kahikatea Close, Kowhai Road, Park Rise, The Esplanade, and View Road, Campbells Bay; View Road, and Whitby Crescent Mairangi Bay; Churchill Road, and Portal Place Murrays Bay; Churchill Road, and Rothesay Bay Road Rothesay Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayside Drive, Beach Road, Browns Bay Road, Helvetia Drive, and Ridge Valley Drive Browns Bay; Beach Road, and Kowhai Road Campbells Bay; Agathis Avenue, Amante Crescent, Beach Road, Brighton Terrace, Coromandel Crescent, East Coast Road, Elizabeth Place, Galaxy Drive, Hastings Road, Honeysuckle Lane, Hythe Terrace, Jeanette Place, Jutland Street, Kilduff Place, Kiri Place, Kowhai Road, Manaia Place, Marigold Place, Matipo Road, Maxwelton Drive, Mayfair Crescent, Montrose Terrace, Nereus Place, Newhaven Terrace, Noumea Place, Penzance Road, Ponui Place, Ramsgate Terrace, Scarboro Terrace, Sidmouth Street, St Ives Terrace, Sunrise Avenue, Surville Place, Theodora Place, Tudor Place, Whitby Crescent, and Wisteria Way Mairangi Bay; Aotearoa Terrace, Beach Road, Bournemouth Terrace, Brighton Terrace, Churchill Road, Clematis Avenue, Falmouth Street, Folkestone Street, Gulf View Road, Jellicoe Road, Lyons Avenue, Montana Avenue, Portal Place, Rossmore Terrace, Scarboro Terrace, Seaton Road, Sunrise Avenue, The Bays Rise, Vaughan Crescent, Westbourne Road, and Wyoming Avenue Murrays Bay; Ascension Place, State Highway 1 Rosedale, Beach Road, Beulah Avenue, Braemar Road, Browns Bay Road, Churchill Road, Garadice Road, Gulf View Road, Hyde Road, Kiteroa Terrace, Knights Close, Knights Road, Korotaha Terrace, Leith Way, Masterton Road, Miri Road, Montgomery Avenue, Rothesay Bay Road, Sandown Road, and Shearwater Rise Rothesay Bay; Altair Place, Centorian Drive, Delisle Place, East Coast Road, Landsberg Way, Mercury Lane, Noel Williams Place, Ronald MacKen Place, Scorpio Place, Strabo Place, Sunset Road, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

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FS80	Elizabeth Westbrooke	Oppose	873.128	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Rothesay Bay, Murrays Bay and Mairangi Bay. Refer to Appendix 2, Map 034. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Sidmouth Street, and Montrose Terrace, Mairangi Bay; Beach Road, Murrays Bay; Lyons Avenue, Beach Road, Montgomery Avenue, and Knights Road, Rothesay Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.129	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Waimauku. Refer to Appendix 2, Map 035. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Muriwai Road, Muriwai Valley; Waikoukou Valley Road, Waikoukou Valley; Amber Place, Buttercup Place, Cane Road, Cloverfields Drive, Denehurst Drive, Factory Road, Freshfields Road, Gavinike Place, Grassfield Place, Mabbett Lane, Muriwai Road, Murray Way, Pheasant Lane, Pondview Lane, Pukemarino Road, Rosella Grove, Sarah Todd Lane, School Road, Solan Drive, State Highway 16, The Rise, Tokatai Road, Waikoukou Valley Road, Waimauku Station Road, and Wintour Road Waimauku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.130	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Aporo Drive, Ara Kakara Avenue, Aro Mato Place, Bellamont Street, Coote Way, Cutfield Lane, Eric Farley Drive, Fred White Drive, Fruitlands Road, Gemscott Crescent, Gilbransen Road, Hooton Drive, Huarahi Pai Road, Jane Maree Road, Josh Road, Kahika Grove, Kauri Grove Drive, Kohia Way, Korako Drive, Kuawa Drive, Larmer Drive, Len Ireland Drive, Lewis Younie Road, Lockyer Road, Madden Avenue, , Malbec Place, Maple Lane, Matua Road, McIndoe Road, Merlot Heights, Nobilo Road, Oraha Road, Orchard Lane, Paihere Street, Parlane Drive, Pititi Lane, Pohue Avenue, Raymond Grace Avenue, Remana Crescent, Robert Might Road, Sir Lincoln Drive, State Highway 16, Station Road, , Tapu Road, Tilly Lane, , Trigg Road, Van Rixel Drive, Vinistra Road, Vintners Close, Vogwill Road, Waina Drive, Walter Ruddock Avenue, Will Street, and Winfield Road Huapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban, includes: Main Road, Sunny Crescent, and Tokay Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.131	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Babina Avenue, Cara Avenue, Croatia Avenue, Dida Park Drive, Kartolina Crescent, Kriletich Drive, Lumbarda Drive, Nellie Drive, Nobilo Road, Papa Orchard Drive, Podgora Avenue, Schoolside Road, Tarras Road, Vintry Drive, and Winfield Road Huapai]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.132	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Babos Avenue, Burns Lane, Kahika Grove, Konoba Avenue, Nobilo Road, Reserva Crescent, Rheingold Place, Sauterne Road, and Tarara Lane, Huapai; Weza Lane, Riverhead Road Kumeu] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Matua Road, Oraha Road, and Pinotage Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

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FS80	Elizabeth Westbrooke	Oppose	873.133	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Nobilo Road, Schoolside Road, Resnik Crescent, Winfield Road, Tarras Avenue, Kartolina Crescent, Accolage Boulevard, Balthazar Road, Barrels Close, Barrique Road, Blatina Drive, Cara Avenue, Cooperage Avenue, Grenache Way, Jeroboam Loop, Magnum Drive, Moemoea Avenue, Piccolo Court, Ropere Street, Verdot Close, Zadar Street Huapai]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.134	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Riverhead. Refer to Appendix 2, Map 038. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albert Street, Alexandra Street, Alice Street, Applemoors Way, Arthur Street, Byron Drury Way, Cambridge Road, Canoe Lane, Coatesville-Riverhead Highway, Cobblers Lane, Crabb Fields Lane, Dinning Road, Drovers Way, Duchess Way, Duke Street, Edward Street, Elliot Street, Floyd Road, George Street, Great North Road, Grove Way, Gumdiggers Lane, Jelas Drive, Jessie Rise, Kaipara Portage Road, Kanga Lane, Kelly Road, Kent Street, Kent Terrace, King Street, Lam Terrace, Leebank Crescent, Maude Street, Mill Grove, Munford Lane, Newton Road, Nikau Way, Norglen Lane, Orchard Terrace, Pitoitoi Drive, Pohutukawa Parade, Princes Street, Queen Street, Riverhead Point Drive, School Road, Short Road, Sussex Terrace, Tauwaka Crescent, Te Roera Place, The Landing, Turpin Road, Walnut Road, Wautaiti Drive, Wharf Road, William Blake Way, and York Terrace, Riverhead]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.135	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Schnapper Rock and Greenhithe. Refer to Appendix 2, Map 039. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anehu Place, Awatahi Place, Blacks Road, Churchouse Road, Durbin Court, Eastvale Close, Greenhithe Road, Henry Blyth Lane, Kingfisher Grove, Monkton Close, Oratau Place, Oscar Road, Rame Road, Roland Road, Samuel Cross Place, Te Wharau Drive, and Waipuia Place Greenhithe; Aberley Road, Kittiwake Drive, Kyle Road, Lucas Creek View Way, Schnapper Rock Road, and Third Fairway Place, Schnapper Rock]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.136	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Refer to Appendix 2, Map 040. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Glen Vista Place, Glendhu Road, and Treetops Way, Bayview] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Elliott Avenue, Fernwood Grove, Glen Vista Place, Glendhu Road, Glenfield Road, James Street, Manuka Road, Sapphire Place, Spinella Drive, and Winifred Avenue, Bayview; Glenfield Road, Birkenhead; Glenfield Road, Hogans Road, James Street, Mossop Rise, St Thomas More Lane, and Wairau Road Glenfield; Albany Highway, Greenhithe; Aralia Road, Kama Place, Salamanca Road, Sycamore Drive, and Tahu Crescent, Sunnynook; Athena Drive, Atlantis Place, Ayton Drive, Cassandra Grove, Girrahween Drive, Glenfield Road, Glenvale Place, Highgrove Lane, Romulus Place, Sunset Road, Tableau Place, Tacitus Place, Target Road, Thalia Place, Totaravale Drive, Trias Road, and Wairau Road, Totara Vale; Albany Highway, Andros Place, Barbados Drive, Caribbean Drive, Devonshire Road, Exeter Place, Felicity Place, Jumento Place, Mandeville Place, Meadowood Drive, Merida Place, Santiago Crescent, Sevilla Place, Sunset Road, Tenbless Court, and Tyrico Close, Unsworth Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.137	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Neighbourhood Centre Zone in Glenfield and Wairau. Refer to Appendix 2, Map 040. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Glenfield Road, and James Street, Glenfield]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.138	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Sunnynook, Forrest Hill, Campbells Bay, Castor Bay, and Milford. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Sunnynook, Forrest Hill, Milford and Castor Bay. Refer to Appendix 2, Map 041. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Cloverly Crescent, Huntly Road, Red Bluff Rise, and The Esplanade Campbells Bay; Beach Road, Castor Bay Road, and The Esplanade Castor Bay; Craig Road Milford] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Bevyn Street, Commodore Parry Road, East Coast Road, Heathcote Road, Inga Road, Penning Road, Prestige Place, and Seaview Road Castor Bay; Baltimore Place, Becroft Drive, Blakeborough Drive, Catalina Crescent, East Coast Road, Gordon Avenue, Grenada Avenue, Kennedy Avenue, Linwood Avenue, Longwood Place, Lyttelton Avenue, Madison Place, Manutara Avenue, Meadowvale Avenue, Merriefield Avenue, Morton Avenue, Newport Place, Rosemary Avenue, Santa Rosa Terrace, September Place, Springfield Street, Sunnynook Road, Trevone Place, Wilmington Place, and Woodstock Road Forrest Hill; Alma Road, Anakiwa Place, Argyle Terrace, Cecil Road, Craig Road, Crete Avenue, Dallinghoe Crescent, East Coast Road, Frater Avenue, Gordon Avenue, Holiday Road, Inga Road, Kitchener Road, Milford Road, Nile Road, Ocean View Road, Omana Road, Penning Road, Prospect Terrace, Rangitoto Terrace, Saltburn Road, Seaview Road, Shakespeare Road, Stanley Avenue, Stratford Avenue, Sudan Avenue, Tobruk Crescent, Wolsley Avenue, and Woodbridge Lane Milford; Cassia Place, Datura Place, East Coast Road, Erica Road, Heather Place, Jonathan Place, Juniper Road, Kerria Place, Lavery Place, Lyford Crescent, Regency Place, Sequoia Place, Sunnynook Road, Sunset Road, Sycamore Drive, Tobago Place, Tonkin Drive, Trinidad Road, and Wylie Avenue Sunnynook; Altair Place, Mira Place, and Sunset Road Windsor Park]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.139	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones In parts of Wairau Valley, Sunnynook, Forrest Hill and Milford. Refer to Appendix 2, Map 041. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Link Drive, Wairau Valley; Grenada Avenue, Forrest Hill; East Coast Road, Milford; Tonkin Drive, and Sunset Road, Sunnynook.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.140	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone at Milford. Refer to Appendix 2, Map 042. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kitchener Road, Muritai Road, and Ocean View Road Milford]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.141	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Creek, and Mamari Road, Whenuapai]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.142	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Airport Road, Bomber Lane, Boyes Avenue, Brigham Creek Road, Camp X Place, Dale Road, Hangar Lane, Harewood Street, Joseph McDonald Drive, Kainga Lane, Kopuru Road, Lilley Terrace, Mamari Road, Maramara Road, McCaw Avenue, McEwan Street, Nils Andersen Road, Pamu Road, Pinefield Road, Propeller Avenue, Rigby Drive, Ripeka Lane, Roundel Crescent, Spriggs Lane, Timbermill Road, Totara Road, Whenuapai Drive, and Wicket Lane Whenuapai]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.143	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Whenuapai . Refer to Appendix 2, Map 043. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, Whenuapai]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.144	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Whenuapai and Herald Island. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville. Refer to Appendix 2, Map 044. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Coleman Avenue, Duncan Rise, Ferry Parade, George Avenue, and The Terrace Herald Island; Kauri Road, Kingsway Road, Kowhai Road, Pohutukawa Road, Punga Road, Totara Road, and Waimarie Road Whenuapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Clark Road, David Carnegie Road, Hapine Lane, Hapori Whanui Lane, Hobsonville Point Road, Hobsonville Road, Ko Nui Place, Ko Tohu Place, Limeburners Close, Lockheed Street, Malcolm Calder Road, Mapou Road, Matimati Place, Nugget Avenue, Piko Lane, Rangitamiro Place, Raranga Lane, Ringa Matau Road, Ringamaui Place, Scott Road, Sidney Wallingford Way, Tarakoi Road, Te Aho Matua Road, Te Rau Place, Te Rito Road, Teal Way, Uma Grove, Vazey Way, Waenganui Road, Whatu Lane, Whiri Lane, Williams Road, and Wiseley Road Hobsonville]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.145	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 044. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Settlers Avenue, Memorial Park Lane, Pottery Crescent, Carder Court, Glenae Lane, Falcon Crescent, Brigham Creek Road, Hobsonville Road, and Danby Court, Hobsonville.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.146	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Greenhithe and Herald Island. Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beach Haven. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beach Haven. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Aeroview Drive, Amelia Place, Beach Haven Road, Dakota Avenue, Fairclough Road, Fordham Street, Japonica Drive, Keith Smith Avenue, Lancaster Road, Melba Street, Neptune Avenue, O'Donn Avenue, Oruamo Place, Packham Place, Paragon Avenue, Rambler Crescent, Ranch Avenue, Rosecamp Road, Sispara Place, and Telstar Place Beach Haven;Flaxdale Street, Hellyers Street, Lanigan Street, Papa Place, Saffron Street, and Tiri Tiri Road Birkdale; Austin Road, Greenhithe Road, Kimberly Grove, Koki Road, Marae Road, Olwyn Place, Rahui Road, Rame Road, Remu Place, Tauhinu Road, and The Close Greenhithe; Alison Avenue, Ferry Parade, The Terrace, and Twin Wharf Road Herald Island; Tahingamanu Road Hobsonville]Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.147	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes:Tahingamanu Road Hobsonville]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.148	Kāinga Ora	Insert a Height Variation Control of 37 metres for parts of the Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Launch Road, and Marlborough Crescent, Hobsonville.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.149	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Birkdale,Glenfield, Bayview and Hillcrest. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glenfield and Hillcrest. Refer to Appendix 2, Map 046 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Anne McLean Drive, Arcadia Crescent, Bryers Place, Eugen Place, Lynn Road, Manuka Road, Morriggia Place, Pemberton Avenue, Ramonda Close, Randal Place, Standish Place Bayview, Beach Haven Road, Lancaster Road Beach Haven, Beach Haven Road, Beeche Place, Canongate Street, Castleton Street, Eskdale Road, Flaxdale Street, Hellyers Street, Hobby Avenue, Ivy Place, Lauris Place, McPhail Street, Salisbury Road, Vandeleur Avenue, Verbena Road, and Vonnell Place Birkdale; Beaudine Avenue, Brunton Place, Chedworth Drive, Domain Road, Embassy Place, Hiwihau Place, Kaipatiki Road, Park Road, Redfern Lane, Roberts Road, Seaview Road, Stephanie Close, Tamahere Drive, Valley View Road, Windy Ridge Road, and Wyvern Place Glenfield; Archers Road, Coronation Road, Monarch Avenue, Mountbatten Avenue, Nea Place, Tranquil Glade, and Trelawny Place Hillcrest [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Elliott Avenue, and Manuka Road Bayview; Agincourt Street, Archers Road, Battle Place, Bentley Avenue, Braund Place, Camelot Place, Camrose Place, Capilano Place, Cashmere Place, Chartwell Avenue, Chequers Avenue, Chivalry Road, Clare Place, Colin Wild Place, Contessa Drive, Coronation Road, Cunliffe Place, Diana Drive, Domain Road, Downing Street, Easton Park Parade, Emirau Place, Garner Place, Gladys Avenue, Glenfield Road, Greendale Spur, Greenridge Court, Greenvalley Rise, Hall Road, Hamilton Place, Hatherlow Street, Havana Place, High Road, Hogans Road, Kaipatiki Road, Lancelot Place, Lingfield Street, Manuka Road, Marlborough Avenue, Mayfield Road, McQuoid Place, Mulberry Place, Neal Avenue, Noeleen Street, Ondine Place, Park Road, Pavola Grove, Peach Road, Powrie Street, Ramillies Place, Roberts Road, Rosalind Road, Ross Avenue, Segedin Place, Sovereign Place, Stanley Road, Sunnyfield Crescent, Sunward Rise, Taynith Place, Waverley Avenue, Weldene Avenue, Woodcote Drive, and Wyvern Place Glenfield; Archers Road, Betsland Crescent, Coronation Road, Ensign Place, Glenfield Road, Gretel Place, McDowell Crescent, Menear Lane, Monarch Avenue, Speedy Crescent, Tranquil Glade, and Trelawny Place Hillcrest]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.150	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Glenfield. Refer to Appendix 2, Map 046 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Manuka Road, Bayview; Glenfield Road, Hillcrest; Chartwell Avenue, Chivalry Road, and Coronation Road, Glenfield.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.151	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillcrest, Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Wairau Valley, Milford, Takapuna, Hillcrest, and Northcote. Refer to Appendix 2, Map 047 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes:Cobblestone Lane, Nicholson Place, and Northwick Place Hillcrest; Spencer Terrace Hauraki] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Altona Road, Bond Crescent, Forrest Hill Road, and Wairau Road Forrest Hill; Francis Street, Harley Close, Hart Road, and Spencer Terrace Hauraki; Alton Avenue, Eban Avenue, Evelyn Place, Hillcrest Avenue, Northcote Road, Ocean View Road, Sunnybrae Road Hillcrest, Alma Road, Belmont Terrace, Currey Crescent, Dodson Avenue, Fenwick Avenue, Forrest Hill Road, Kitchener Road, Macbeth Court, Margaret Place, Napoleon Avenue, Nile Road, Otakau Road, Pierce Road, Shakespeare Road, Sylvan Park Avenue, Trafalgar Road, and Waterloo Road Milford; Akoranga Drive, College Road, Kitewao Street, Lake Road, Lenihan Street, Liston Street, Martin Crescent, Northcote Road, Ocean View Road, Paetahi Lane, Potter Avenue, Raupapa Street, Tahinga Street, and Tonar Street Northcote; Dominion Street, Eric Price Avenue, Harley Road, Hurstmere Road, Karaka Street, Killarney Street, Kitchener Road, Lake Pupuke Drive, Lake View Road, Manurere Avenue, Napier Avenue, Ngaio Street, Northcote Road, Puriri Street, Rangitira Avenue, Taharoto Road, Te Uru Lane, and The Promenade Takapuna]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.152	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Wairau Valley, Northcote, Milford, Takapuna and Hillcrest.Refer to Appendix 2, Map 047 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Northcote Road, Ocean View Road, and Sunnybrae Road, Hillcrest; Shakespeare Road, Brook Street, Wairau Road, Thornton Road, Nile Road, Dodson Avenue, Forrest Hill Road, and Kitchener Road, Milford; Akoranga Drive, Northcote Road Northcote, Barrys Point Road, Anzac Street, Rangitira Avenue, Taharoto Road, Ngaio Street, Shea Terrace, Killarney Street, Fred Thomas Drive, Dominion Street, Northcote Road, Karaka Street, Greydene Place, Mary Poynton Crescent, and Shakespeare Road, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.153	Kāinga Ora	Rezone Residential - Low Density Residential Zone, to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Milford and Takapuna. Refer to Appendix 2, Map 048 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Clifton Road, and Lake Road Hauraki; The Strand Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Arthur Crescent, Brown Street, Clifton Road, Crichton Terrace, Ewen Street, Francis Street, Harley Close, Harley Road, Hart Road, Hauraki Road, Jutland Road, Lake Road, Norman Road, Purchas Road, Rarere Road, Stone Street, and Tuaone Court Hauraki; Kitchener Road, Muritai Road, and Tiri Road Milford; Audrey Road, Blomfield Spa, Brett Avenue, Earnoch Avenue, Eric Price Avenue, Ewen Street, Gibbons Road, Hurstmere Road, Kitchener Road, Minnehaha Avenue, O'Neills Avenue, Park Avenue, Sanders Avenue, The Strand, Tiri Road, and William Street Takapuna]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.154	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Takapuna. Refer to Appendix 2, Map 048 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lake Road, Blomfield Spa, Park Avenue, and Sanders Avenue, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.155	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Westgate. Refer to Appendix 2 Map 050 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Don Buck Road, Dunlop Road, Fred Taylor Drive, Hiwi Rakau Rise, Jadewynn Drive, Manarini Road, Oma Hoiho Place, Puhikawa Street, and Red Hills Road, Massey; Holmes Drive, Hueglow Rise, Oreil Avenue, and Sumich Place, West Harbour; Awamarino Way, Kapia Road, Kauri Amber Road, Pukewhero Rise, and Wai Place, Westgate; Fred Taylor Drive, Whenuapai]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.156	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Westgate. Refer to Appendix 2 Map 050 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Spring Garden Avenue, Spring Garden Road, Fred Taylor Drive, and Te Oranui Way, Massey]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.157	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville and West Harbour. Refer to Appendix 2, Map 051 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brickworks Bay Road, Ngaroma House Drive, Nightfall Way, Scott Road, and Vazey Way, Hobsonville] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Carder Holland Way, Hobsonville Road, Starlight Cove, Vazey Way, Williams Road, and Wiseley Road, Hobsonville; Katrina Place, Manutewhau Road, Moire Road, Purei Lane Massey Bridgehead Cove, Brougham Place, Buisson Glade, Connemara Court, Crosby Road, Cyril Crescent, Elizabeth Drive, Fitzherbert Avenue, Flaunty Place, Forster Place, Hanson Place, Harbour Lights Close, Hobsonville Road, Hueglow Rise, Kayle Glen, Louise Place, Luckens Road, Midgley Road, Moire Road, Mona Vale, Oakpark Place, Oreil Avenue, Sumich Place, West Harbour Drive, and Wiseley Road, West Harbour; Trig Road, Whenuapai]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.158	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Beachaven and Kauri Park. Refer to Appendix 2, Map 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brigantine Drive, Eucalyptus Place, Hadfield Street, Island Bay Road, Jacaranda Avenue, Pluto Place, Poaka Place, Rangatira Road, Rosecamp Road, Seahorse Place, Valhalla Drive, and Valkyria Place, Beach Haven]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.159	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Maps 051 and 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone, includes: Coast Garden Drive, Landing Path Drive, Limestone Drive, Ngaroma House Drive, Nightfall Way, Ocean Breeze Avenue, Picnic Point Road, Pilot Drive, Scott Road, Seawind Way, Turbine Way, Aviation Drive, Blackbird Lane, Cicada Road, Craigs Way, Greenfinch Road, Gunn Way, Habitat Place, Irving Place, Kano Way, Kearns Drive, Kokowai Parade, Kota Lane, Landing Path Drive, Mantis Lane, Myland Drive, Observation Green, Ocean Breeze Avenue, Parara Way, Picnic Point Road, Pihoihoi Place, Rapunga Drive, Riroriro Road, Roa Avenue, Scott Road, Silvereye Road, Tai Crescent, Toanui Road, Treloar Crescent, and Turret Lane, Hobsonville]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.160	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Birkdale, Kauri Park, Beachaven, Chatswood, Birkenhead and Chelsea. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Birkdale, Kauri Park, Beachaven, Chatswood and Birkenhead. Refer to Appendix 2, Map 053 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Island Bay Road, Pluto Place, and Rangatira Road, Beach Haven; Abbeygate Street, Canongate Street, Castleton Street, Flynn Street, Verbena Road, and Verran Road, Birkdale; Balmain Road, Berne Place, Bridge View Road, Brussells Place, Caram Place, Catrina Avenue, Havenwood Place, Hebe Place, Hinemoa Street, Inglis Street, Kauri Road, Maunganui Road, Paris Place, Park Hill Road, Pupuke Road, Ridgewood Crescent, Roseberry Avenue, Tizard Road, Tui Glen Road, Verran Road, Vienna Place, and Wanganella Street, Birkenhead; Blundell Place, David Beattie Place, Heaton Grove, Homewood Place, Langstone Place, Mappin Place, Mosman Place, Onetaunga Road, Porritt Avenue, Portsea Place, and Ravenstone Place, Chatswood; Betsland Crescent, McDowell Crescent, Hillcrest; and Raymond Terrace, Northcote] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Rangatira Road, Beach Haven; Birkdale Road, Gatman Street, Monte Cassino Place, Rangatira Road, Verbena Road, and Verran Road, Birkdale; Aorangi Place, Balmain Road, Birkenhead Avenue, Brassey Road, Bridge View Road, Catrina Avenue, City View Terrace, Colonial Road, Coroglen Avenue, Eskdale Road, Felstead Street, Glade Place, Glenbush Place, Glenfield Road, Glenwood Avenue, Highbury Bypass, Hinemoa Street, Huka Road, Ian Marwick Place, Inkster Street, John Court Street, Kauri Road, Le Roy Terrace, Learmonth Avenue, Mahara Avenue, Maika Lane, Mariposa Crescent, Maritime Terrace, Maunganui Road, Miraka Place, Mokoia Road, Mollyhawk Place, Onewa Road, Palmerston Road, Paris Place, Park Avenue, Park Hill Road, Pullum Street, Pupuke Road, Rangatira Road, Rawene Road, Roseberry Avenue, Rugby Road, Satchell Place, Telephone Road, Titiwai Place, Tizard Road, Verran Road, Waipa Street, Wakanui Street, Waratah Street, West Glade Crescent, and Willow Avenue, Birkenhead; Balmain Road, Barlow Place, Blundell Place, Calman Place, Chatswood Grove, Chelsea View Drive, Colonial Road, Fitzpatrick Place, Heaton Grove, Holyoake Place, Makepiece Place, Mappin Place, and Porritt Avenue, Chatswood; Bank Street, Glenfield Road, McDowell Crescent, Moore Street, Pupuke Road, and Tilden Avenue, Hillcrest; Gladstone Road, Kauri Glen Road, Onewa Road, Park Avenue, Valley Road, and Wernham Place, Northcote]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.161	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Kauri Park, Birkdale, Chatswood and Birkenhead. Refer to Appendix 2 Map 053 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rawene Road, Hinemoa Street, Mokoia Road, and Rugby Road, Birkenhead; Rangatira Road, and Birkdale Road, Birkdale]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.162	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Northcote, Northcote Point, Bayswater and Hauraki. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Northcote, Northcote Point and Hauraki . Refer to Appendix 2, Map 054 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Lansdowne Street, Marine Terrace, and Norwood Road, Bayswater; Awanui Street, Hinemoa Street, Hinemoa Terrace, Learmonth Avenue, Maritime Terrace, Peregrine Place, and Wakanui Street, Birkenhead; Charles Street, Francis Street, Herbert Street, Jutland Road, Pine Ridge Terrace, and Walter Street, Hauraki; Exmouth Road, Heath Avenue, Matanui Street, McBreen Avenue, Puawai Place, Raymond Terrace, Seaview Avenue, Sylvan Avenue, Tarahanga Street, and Toi Toi Place, Northcote; Alfred Street, Bartley Street, Beach Road, Church Street, Clarence Road, Denby Lane, Hall Street, King Street, Milton Road, Nelson Avenue, Princes Street, Queen Street, Richmond Avenue, Rodney Road, Stafford Road, Sulphur Beach Road, Tennyson Street, Vincent Road, Waimana Avenue, and Wilding Avenue, Northcote Point; and Walter Street Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Charles Street, Francis Street, Hart Road, Spencer Terrace, and Sydney Street, Hauraki; Lynngate Place, Ocean View Road, and Pupuke Road, Hillcrest; Arahia Street, Bush View Lane, College Road, Deuxberry Avenue, Dudding Avenue, Exmouth Road, Fairfax Avenue, Fowler Street, Gladstone Road, Herons Way, Holdaway Avenue, Howard Road, James Evans Drive, Kaihu Street, Kororo Street, La Roche Place, Lake Road, Mahuta Grove, Martin Crescent, Matanui Street, McBreen Avenue, Nutsey Avenue, Ocean View Road, Onewa Road, Paruru Avenue, Puawai Place, Pupuke Road, Raleigh Road, Raymond Terrace, Sampson Lane, Seaview Avenue, St Peters Street, Sylvan Avenue, Toi Toi Place, Valley Road, and Woodside Avenue, Northcote; Belle Vue Avenue, Bruce Street, Church Street, Faulkner Road, Onewa Road, Queen Street, Richmond Avenue, Rodney Road, Waimana Avenue, and Wilding Avenue, Northcote Point]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.163	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Centre Zone in Northcote and Northcote Point. Refer to Appendix 2 Map 054 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Onewa Road, and Akoranga Drive Northcote; and Queen Street, Northcote Point]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.164	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Belmont, Bayswater, Hauraki, Narrow Neck, and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Belmont, Hauraki, Narrow Neck, and Devonport. Refer to Appendix 2, Map 055 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Birkley Road, Norwood Road, and Sandy Bay Road, Bayswater; Evan Street, Eversleigh Road, Keys Street, Seacliffe Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Aramoana Avenue, Arawa Avenue, Ariho Terrace, Bath Street, Beaconsfield Street, Bulwer Street, Cambria Road, Cowper Street, Derby Street, Empire Road, Grahame Street, Grove Road, Kawerau Avenue, Lytton Street, Matai Road, Merwood Lane, Moata Place, Ngataringa Road, Oxford Terrace, Plymouth Crescent, Rata Road, Sinclair Street, Tainui Road, Vauxhall Road, Wairoa Road, and Wesley Street, Devonport; St Leonards Road, Hauraki; Ascot Avenue, Bath Street, Grove Road, Hamana Street, Morrison Avenue, North Avenue, Old Lake Road, Seacliffe Avenue, Turnbull Road, Vauxhall Road, and Wairoa Road Narrow Neck] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayswater Avenue, Cassino Street, David Street, Diomede Street, Egremont Street, Moana Avenue, Philomel Crescent, and Roberts Avenue, Bayswater; Alamein Avenue, Bardia Street, Bayswater Avenue, Bellcroft Place, Coronation Street, Corrella Road, Egremont Street, Lake Road, Maleme Avenue, Merani Street, Moa Street, Moana Avenue, Montgomery Avenue, Opua Street, Preston Avenue, Roberts Avenue, Seacliffe Avenue, Tui Street, Westwell Road, Williamson Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Ariho Terrace, Bulwer Street, Cowper Street, Derby Street, Empire Road, Everest Street, Lake Road, Maleme Avenue, Mozeley Avenue, Owens Road, Regent Street, and Victoria Road, Devonport; Bayview Road, Birchfield Road, Fentham Road, Francis Street, Hororata Road, Jutland Road, Lake Road, Norman Road, Northboro Road, Northumberland Avenue, Onepoto Road, and Stone Street, Hauraki; Fraser Road, Lake Road, and Old Lake Road, Narrow Neck]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.165	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Hauraki, Belmont, and Devonport. Refer to Appendix 2 Map 055 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moana Avenue, School Road, Corrella Road, Lake Road, Egremont Street, Bayswater Avenue, and Williamson Avenue, Belmont; Regent Street, and Lake Road, Devonport; and Lake Road, Hauraki]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.166	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Massey. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey. Refer to Appendix 2, Map 058 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anich Road,Birdwood Road, Chorley Avenue, Crompton Road, Hartley Terrace, Kasia Close, Rehia Road, Triangle Road, and Vina Place, Massey; Barrel Crescent, Birdwood Road, Crows Road, Kate Duncan Drive, Kauri Gum Rise, Lumber Rise, and William Calvert Drive, Swanson] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aditi Close, Alloway Street, Baumea Rise, Beauchamp Drive, Bonny Crescent, Breenagh Place, Broadfield Street, Carillon Place, Cherry Tree Place, Cloghan Close, Cyclarama Crescent, Don Buck Road, Frosses Place, Garton Drive, Glenfinn Place, Helleur Road, Impatiens Lane, Kautawa Lane, Keiha Crescent, Kemp Road, Killygordon Place, Lanham Lane, Lawson Creek Street, Makora Road, Mata Road, McClintock Road, McWhirters Farm Lane, Merv Clarke Lane, Morus Road, Paina Crescent, Puhikawa Street, Red Hills Road, Reverie Place, Richfield Crescent, Royal Road, Rush Creek Drive, Tellin Close, Triangle Road, Vadam Road, and Westgate Drive, Massey]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.167	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 058. [inferred: proposes to rezone some or all of the properties in these streets from r5esidential - Single House Zone to Residential - Mixed Housing Urban Zone, includes:Birdwood Road, and Yelash Road, Massey]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.168	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Massey, Royal Heights, Te Atatu Peninsula and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey, Te Atatu Peninsula and Henderson . Refer to Appendix 2, Map 059 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Daytona Road, Preston Avenue Henderson Colwill Road, Darcy Place, Hartley Terrace, and Lowtherhurst Road, Massey; Celsmere Lane, Hughes Terrace, Kotuku Street, Matipo Road, Taioma Crescent, and Waione Avenue, Te Atatu Peninsula]. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Preston Avenue, and Triangle Road, Henderson; Ambar Ridge Avenue, Doone Place, Exotic Place, Halloran Place, Hartley Terrace, Huruhuru Road, Keegan Drive, Kopi Place, Lowtherhurst Road, Manutewhau Road, Taitapu Street, Triangle Road, and Waimumu Road, Massey; Beach Road, Beaufield Lane, Brennan Avenue, Bridgens Avenue, Brookfield Road, Durham Street, Enderby Drive, Gane Lane, Glenhaven Place, Gloria Avenue, Gwendoline Avenue, Helga Crescent, Hughes Terrace, Kaumatua Place, Kervil Avenue, London Street, Matipo Road, Montmere Avenue, Moor Avenue, Neil Avenue, Onemana Way, Peachgrove Road, Piriti Drive, River Road, Roby Street, Springbank Lane, Stokes Avenue, Taikata Road, Te Atatu Road, Thomas Avenue, Waimanu Bay Drive, Waione Avenue, Waipani Road, Ward Crescent, and Wharf Road, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.169	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Te Atatu Peninsula and Henderson. Refer to Appendix 2 Map 059 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Henderson; Gunner Drive, Te Atatu Road, Neil Avenue, Old Te Atatu Road, Hereford Street, and Gloria Avenue, Te Atatu Peninsula]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.170	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Te Atatu Peninsula. Refer to Appendix 2 Map 060 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kawai Rise, Waikura Drive, and Waimanu Bay Drive, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.171	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay. Refer to Appendix 2, Map 061 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes :Annan Street, Argyle Street, Bella Vista Road, Clifton Road, Cremorne Street, Galatea Terrace, Herne Bay Road, Jervois Road, Marine Parade, Masons Avenue, River Terrace, Upton Street, Wairangi Street, and Wolseley Avenue, Herne Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albany Road, Argyle Street, Bayfield Road, Buller Street, Clifton Road, Cox Street, Cremorne Street, Hamilton Road, Hector Street, Herne Bay Road, Jervois Road, Kelmarna Avenue, Lawrence Street, Marine Parade, Masons Avenue, Salisbury Street, Saratoga Avenue, Sarsfield Street, Sentinel Road, Stack Street, Wairangi Street, Wallace Street, West End Road, and Wharf Road, Herne Bay; Hukanui Crescent, Trinity Street, and Wanganui Avenue, Ponsonby; Rawene Avenue, Westmere]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.172	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Jervois Road, Herne Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.173	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Cremorne Street, Stack Street, Argyle Street, River Terrace, Clifton Road, and Wairangi Street, Herne Bay] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.174	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay, and parts of Northcote Point and Stanley Point. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay and St Marys Bay. Refer to Appendix 2, Map 062 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Alma Street, Princes Street, and Queen Street, Northcote Point; Stanley Point Road, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: College Hill, Costley Street, Elizabeth Street, England Street, Georgina Street, Ireland Street, Margaret Street, Pember Reeves Street, Renall Street, Russell Street, Ryle Street, Spring Street, and Wood Street, Freemans Bay; Amiria Street, Curran Street, Hamilton Road, Masefield Avenue, and Sarsfield Street, Herne Bay; Amiria Street, Ardmore Road, Caroline Street, Clarence Street, College Hill, Cowan Street, Dedwood Terrace, Dublin Street, Dunedin Street, Emmett Street, Green Street, Hackett Street, Islington Street, John Street, London Street, Melford Street, New Street, O'Neill Street, Percival Parade, Pompallier Terrace, Ponsonby Terrace, Prosford Street, Provost Street, Redmond Street, Ring Terrace, Scott Street, Sheehan Street, Shelly Beach Road, St Marys Road, Swift Avenue, Trinity Street, Tweed Street, Vermont Street, Vine Street, and Wanganui Avenue, Ponsonby]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.175	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Herne Bay,St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.176	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.177	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Stanley Point and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Devonport. Refer to Appendix 2, Map 063 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abbotsford Terrace, Albert Road, Beaconsfield Street, Cheltenham Road, Eton Avenue, Jubilee Avenue, King Edward Parade, Lytton Street, Macky Avenue, Oxford Terrace, Tainui Road, Takarunga Road, and Tui Street, Devonport; Calliope Road, First Avenue, Glen Road, Russell Street, Rutland Road, Second Avenue, Stanley Point Road, Summer Street, Waterview Road, and William Bond Street, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Abbotsford Terrace, Albert Road, Anne Street, Bartley Terrace, Buchanan Street, Burgess Road, Calliope Road, Cambridge Terrace, Church Street, Clarence Street, Cowper Street, Cracroft Street, Domain Street, Duders Avenue, Ewen Alison Avenue, Flagstaff Terrace, Garden Terrace, Hastings Parade, High Street, Huia Street, Kapai Road, Kerr Street, King Edward Parade, Lake Road, Mays Street, Mozeley Avenue, Owens Road, Patuone Avenue, Queens Parade, Rattray Street, Roslyn Terrace, Shoal Bay Road, Spring Street, St Aubyn Street, St Leonards Road, Tudor Street, Vauxhall Road, and Victoria Road, Devonport; Calliope Road, Cautley Street, Kiwi Road, Roslyn Terrace, Rutland Road, Waterview Road, and William Bond Street, Stanley Point]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.178	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in parts of Devonport, Mechanics Bay, and Parnell. Refer to Appendix 2 Map 063 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: King Edward Parade, Victoria Road, Church Street, Vauxhall Road, and Calliope Road, Devonport; Calliope Road, Kiwi Road, William Bond Street, Cautley Street, and Queens Parade, Stanley Point] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, and Faraday Street Parnell]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.179	Kāinga Ora	Insert a Height Variation Controls of 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Mechanics Bay and Parnell. Refer to Appendix 2 Map 063 of the submission. Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, Faraday Street Parnell]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.180	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay. Refer to Appendix 2, Map 064 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Macky Avenue, and Jubilee Avenue, Devonport] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Holgate Road, and Kohimarama Road, Kohimarama; Atkin Avenue, Marau Crescent, Ronaki Road, Selwyn Avenue, and Tamaki Drive, Mission Bay]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.181	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in parts of Mission Bay. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Atkin Avenue, Tamaki Drive, and Marau Crescent, Mission Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.182	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in parts of Ōrākei. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.183	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in St Heliers. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of St Heliers. Refer to Appendix 2 Map 065 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Peacock Street, Riddell Road, and Waitara Road,Glendowie; Glover Road, Rarangi Road, Riddell Road, Springcombe Road, The Rise, and Waimarie Street, St Heliers] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Clarendon Road, Cliff Road, Rarangi Road, and Vale Road, St Heliers]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.184	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson. Refer to Appendix 2 Map 066 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Parklands Avenue, and Swanson Road, Swanson]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.185	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Swanson, Ranui, Massey, and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson, Ranui, and Henderson. Refer to Appendix 2, Map 067 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brookwood Drive, Chardonnay Rise, Gendo Avenue, and Semillon Avenue, Henderson; Don Buck Road, Helena Street, Madeira Lane, and Tiriwa Drive, Massey; Arodella Crescent, Karepo Crescent, Pooks Road, Swanson Road, Urlich Drive, View Ridge Drive, and Waitemata Drive, Ranui; Birdwood Road, Burton's Drive, Candia Road, Crows Road, Joseph Kokich Avenue, Kate Duncan Drive, Korihi Drive, Lumber Rise, O'Neills Road, Patrick Rice Drive, Saw Lane, Tupu Place, and Waimoko Glen, Swanson] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chardonnay Rise, Checkerberry Court, Cognac Place, Edwards Avenue, Espalier Drive, Freestone Place, Gala Place, Graven Court, Harvest Drive, Hillwell Drive, Lantern Court, Mawney Road, Millstone Lane, Pinedale Place, Pippen Court, Rathgar Road, Semillon Avenue, Shiraz Place, Summerland Drive, Swanson Road, Universal Drive, and Waterstone Way, Henderson; Babich Road, and Simpson Road, Henderson; Valley Afton Place, Airdrie Road, Ali Place, Armada Drive, Arodella Crescent, Babich Road North, Bahari Drive, Cameron Place, Charlenne Close, Childers Road, Cirrus Way, Cumulus Way, Dhaka Lane, Edwin Freeman Place, Elisa Lane, Elvira Place, Eric Gifford Drive, Frostbite Place, Gerda Place, Greenberry Drive, Hamblyn Place, Hetherington Road, Ireland Place, Irongate Avenue, Jeffery Reeve Crescent, Kinvig Place, Luanda Drive, Lumino Lane, Macrocarpa Place, Marinich Drive, Maru Place, Matuka Lane, Mayer Place, Metcalfe Road, Mili Way, Mili Way South, Muriel Place, Platinum Rise, Pooks Road, Rakich Place, Riserra Drive, Sachel Place, Sauvignon Avenue, Shibata Rise, Simpson Road, Starling Place, Sun Place, Swanson Road, Syrah Crescent, Urban Grove, Urlich Drive, View Ridge Drive, Vino Cina Heights, and Waitemata Drive, Ranui]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.186	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in Ranui and Swanson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Swanson Road, Swanson; and Pooks Road, Ranui]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.187	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for parts of the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Frank Evans Place, Swanson Road, Splendour Close, Rathgar Road, Welcome Place, Maurice Borich Place, and Tango Place Henderson] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Espalier Drive, Albizia Avenue, Ti Nana Crescent, Butia Avenue, Peachstone Lane, Pinedale Place, Lesa Annis Place, Rathgar Road, Applebox Lane, Sturges Road, Mulvaney Crescent, Swanson Road, Geordie Street, Fitzwater Place, Harvest Drive, Statesman Street, Vintage Drive, Edwards Avenue, Neta Grove, Spring Grove, Septimus Place, Vitex Lane, Lockington Avenue, Gala Place, Maurice Borich Place, and Frank Evans Place Henderson] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Swanson Road, Septimus Place, Rathgar Road, Ti Nana Crescent, Sturges Road, Lesa Annis Place, Statesman Street, Vintage Drive, Neta Grove, Spring Grove, Geordie Street, and Papatahi Place Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.188	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Te Atatu South and Te Atatu Peninsula. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson and Te Atatu South. Refer to Appendix 2, Map 068 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Flanshaw Road, Marewa Street, and Thomas Rea Place, Te Atatu South] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apple Lane, Buscomb Avenue, Chilcott Road, Daytona Road, Edmonton Road, Edwards Avenue, Epping Road, Fairdene Avenue, Kingdale Road, Kona Crescent, Lincoln Road, Penders Place, Pinedale Place, Poinsettia Place, Pomaria Road, Preston Avenue, Tudor Road, Universal Drive, and Woodford Avenue, Henderson; Alma Street, Amberley Avenue, Annette Avenue, Bodi Place, Bordeaux Parade, Bosnyak Drive, Bridge Avenue, Castaing Crescent, Central Park Drive, Cole Place, Covil Avenue, Divich Avenue, Edmonton Road, Fairlea Road, Flanshaw Road, Grainger Road, Griffiths Place, Harding Avenue, Highlight Parade, Jaemont Avenue, Keru Place, Kirrie Avenue, Lyndhurst Road, MacKenzie Street, McLeod Road, Merchant Avenue, Meritage Lane, Merlot Way, Merville Avenue, Mickle Street, Miltonia Avenue, Norma Avenue, Orchid Place, Ozich Avenue, Porter Avenue, Rowan Terrace, Royal View Road, School Road, Sheehan Road, Strid Road, Sunrise Lane, Swan Lane, Taha Road, Te Atatu Road, Tiroroa Avenue, Vera Road, Vodanovich Road, and Wakeling Avenue, Te Atatu South]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.189	Kāinga Ora	Insert Height Variation Controls of 18m and 22m for various business zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road, Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive, Te Atatu South] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Pomaria Road, Universal Drive, and Daytona Road, Henderson]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.190	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive Te Atatu South] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Swanson Road, Vintage Drive, Fairdene Avenue, Epping Road, Nephrite Lane, Edwards Avenue, Woodford Avenue, Lincoln Road, Ti Nana Crescent, Pinedale Place, Chilcott Road, Stephen Avenue, Rathgar Road, Penders Place, Kona Crescent, Norval Road, Spring Grove, McLeod Road, Lesa Annis Place, Papatahi Place, Buscomb Avenue, and Khaleel Place, Henderson; Miltonia Avenue, Te Atatu Road, Castaing Crescent, Orchid Place, Edmonton Road, Meritage Lane, Kirrie Avenue, Central Park Drive, Swan Lane, McLeod Road, Bordeaux Parade, Divich Avenue, Strid Road, Alma Street, Vodanovich Road, Fayette Place, Bodi Place, Griffiths Place, Sheehan Road, Merlot Way, Fowey Avenue, Ozich Avenue, and Roberts Road, Te Atatu South] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Swanson Road, Buscomb Avenue, Septimus Place, Sturges Road, McLeod Road, Blacklock Avenue, Jubaea Place, Winery Way, Miriam Corban Heights, Millstream Drive, Edmonton Road, Te Kanawa Crescent, Lincoln Road, Abel Tasman Avenue, Norval Road, Adriatic Avenue, Ti Nana Crescent, Matuhi Rise, Chilcott Road, Takapu Street, Sel Peacock Drive, Ciprian Place, Crockett Lane, Hiseman Lane, Penders Place, Pinedale Place, Vintage Drive, Hoya Court, Woodford Avenue, Rosebay Rise, Rathgar Road, Neta Grove, Papatahi Place, Sophie Lane, Spring Grove, Mt Lebanon Lane, Claude Brookes Drive, Great North Road, Lesa Annis Place, Fairdene Avenue, Humphrey Kemp Avenue, and Epping Road, Henderson; Miltonia Avenue, Duncan Avenue, Central Park Drive, Swan Lane, Edmonton Road, Sheehan Road, Te Atatu Road, McLeod Road, Kirrie Avenue, Alma Street, Orchid Place, Te Atatu South]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.191	Kāinga Ora	Apartment Buildings Zone in Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Refer to Appendix 2, Map 070 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Old Mill Road, and West View Road, Grey Lynn; Wharf Road, Herne Bay; West View Road, Westmere] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Allen Road, Baildon Road, Browning Street, Bullock Track, Castle Street, Cockburn Street, Dryden Street, Edwards Road, Farrar Street, Firth Road, Fisherton Street, Francis Street, Gilbert Avenue, Great North Road, Hakanoa Street, Ivanhoe Road, Jessel Street, Livingstone Street, Old Mill Road, Richmond Road, Sackville Street, Sefton Avenue, Selbourne Street, Sherwood Avenue, Shirley Road, Stanmore Road, Surrey Crescent, Tay Street, Tuarangi Road, Tutanekai Street, Warnock Street, Webber Street, Wellpark Avenue, Westmoreland Street East, Westmoreland Street West, Wexford Road, and Wilton Street, Grey Lynn; West End Road, Herne Bay; Fourth Avenue, School Road, and Western Springs Road, Kingsland; Burnside Avenue, Carrington Road, Chatham Avenue, Fontenoy Street, Linwood Avenue, Malvern Road, Martin Avenue, Norgrove Avenue, Novar Place, Parkdale Road, Parr Road South, Rawalpindi Street, Rossgrove Terrace, Segar Avenue, St Lukes Road, Sutherland Road, Tasman Avenue, and Verona Avenue, Mount Albert; Alberta Street, Bangor Street, Berridge Avenue, Boscawen Street, Bungalow Avenue, Buxton Street, De Luen Street, Dignan Street, Edith Street, Formby Avenue, Great North Road, Harbour View Road, Huia Road, Humariri Street, Joan Street, Johnstone Street, Kanuka Street, Kettle Street, Kiwi Road, Lynch Street, Manor Place, Meola Road, Miller Street, Moa Road, Montrose Street, Moray Place, Neville Street, Newell Street, Oliver Street, Pasadena Avenue, Pelham Avenue, Point Chevalier Road, Premier Avenue, Rama Road, Raymond Street, Riro Street, Seacombe Road, Smale Street, St Michaels Avenue, Studholme Street, Target Street, Te Ra Road, Tui Street, Wainui Avenue, Wakatipu Street, Walford Road, Walker Road, Walmer Road, and Wright Road, Point Chevalier; Hukanui Crescent, Moira Street, Mokau Street, Parawai Crescent, Richmond Road, and Tawariki Street, Ponsonby; New North Road, Parkhill Road, Rocky Nook Avenue, and Wolseley Street, St Lukes; Arlington Street, Aua Lane, Daventry Street, Herdman Street, Oakley Avenue, and Waterbank Crescent, Waterview; Bannerman Road, Cardigan Street, Derwent Street, Don Croot Street, Duncan MacLean Link, Finch Street, Levonia Street, Mountain View Road, Myrtle Street, Springfield Road, Warwick Street, and Western Springs Road, Western Springs; Dorset Street, Faulder Avenue, Fife Street, Garnet Road, Hope Street, Kingsley Street, Kotare Avenue, Larchwood Avenue, Lemington Road, Maxwell Avenue, Meola Road, Motions Road, Notley Street, Nottingham Street, Oban	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.192	Kāinga Ora	Insert Height Variation Controls of 18m, 22m, 29m and 37m for various business zones in parts of Waterview, Point Chevalier, Westmere, Morningside, and Grey Lynn. Refer to Appendix 2, Map 070 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Wharf Road Herne Bay; Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Richmond Road, Sackville Street, Surrey Crescent, and Great North Road, Grey Lynn; Carrington Road, Mount Albert; Point Chevalier Road, Great North Road, Premier Avenue, Raymond Street, Huia Road, Moa Road and Tui Street, Point Chevalier; New North Road, St Lukes; Great North Road, and Daventry Street, Waterview; West End Road, Garnet Road, and Oban Road, Westmere] [Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.193	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Western Springs. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Premier Avenue, Point Chevalier]	Height	Height response - other zones
FS80	Elizabeth Westbrooke	Oppose	873.194	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Westmere, Western Springs and Morningside. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: [Wharf Road Herne Bay, Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: [Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Street, Bright Street, Copeland Street, Devon Street, Evelyn Street, Haslett Street, Suffolk Street, Takau Street, and Virginia Avenue West, Eden Terrace; Albury Avenue, Almorah Place, Almorah Road, Castle Drive, Gilgit Road, Gillies Avenue, Glenfell Place, Maungawhau Road, Mountain Road, Omana Avenue, Rockwood Place, Savannah Street, Seccombes Road, and Withiel Drive, Epsom; Anglesea Street, Barrie Street, Beresford Street West, Collingwood Street, Elizabeth Street, England Street, Franklin Road, Georgina Street, Gunson Street, Heke Street, Hepburn Street, Hopetoun Street, Paget Street, Picton Street, Ponsonby Road, Ryle Street, Smith Street, Tahuna Street, Wellington Street, Winn Road, and Wood Street, Freemans Bay; Carlton Gore Road, and Seafield View Road, Grafton; Allen Road, Ariki Street, Arnold Street, Baildon Road, Beaconsfield Street, Bond Street, Brisbane Street, Chamberlain Street, Cockburn Street, Coleridge Street, Commercial Road, Cooper Street, Crummer Road, Dean Street, Dickens Street, Dryden Street, Elgin Street, Farrar Street, Grosvenor Street, Harcourt Street, Home Street, Jessel Street, Julian Street, Keppell Street, King Street, Kirk Street, Leighton Street, MacKelvie Street, Millais Street, Monmouth Street, Murdoch Road, Niger Street, Northland Street, Partridge Street, Potatau Street, Prime Road, Rose Road, Scanlan Street, Schofield Street, Seddon Street, Selbourne Street, Sussex Street, Turakina Street, Waima Street, Wallingford Street, and Williamson Avenue, Grey Lynn; Aitken Terrace, Alexander Street, Altham Avenue, Buchanan Street, Central Road, Cricket Avenue, First Avenue, Fourth Avenue, Hesketh Street, King Street, Kingsland Avenue, Kowhai Street, Marlborough Street, Mostyn Street, New Bond Street, New North Road, Onslow Road, Reimers Avenue, Richbourne Street, Rossmay Terrace, Royal Terrace, Sandringham Road, School Road, Second Avenue, Shaw Street, Tawari Street, Third Avenue, Walters Road Kingsland Akiraho Street, Alderley Road, Bellevue Road, Bellwood Avenue, Bourne Street, Brentwood Avenue, Carrick Place, Charlton Avenue, Clive Road, Coles Avenue, Cromwell Street, Dominion Road, Edenvale Crescent, Edenvale Park Road, Esplanade Road, George Street, Graysons Lane, Hillside Crescent North, Hillside Crescent South, Horoeka Avenue, Horopito Street, Kamahi Street, Kawaka Street, Kelly Street, Leamington Road, Lisnoe Avenue, Lovelock Avenue, Marlborough Street, Mount Eden Road, Onslow Road, Percy Street, Puka Street, Punga Street, Raleigh Street, Sherbourne Road, Sydenham Road, Sylvan Avenue East, Sylvan Avenue West, Tongariro Street, Valley Road, View Road, Walters Road, Wrights Spur, and Wynyard Road, Mount Eden; Carlton Gore Road, Claremont Street, Glasgow Terrace, Huntly Avenue, Park Road, and Parkfield Terrace, Newmarket; Brown Street, Clarence Street, Douglas Street, Fitzroy Street, John Street, Kent Street, Lincoln Street, Mira		
FS80	Elizabeth Westbrooke	Oppose	873.195	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Altham Avenue, Rossmay Terrace, Collins Street, McDonald Street, and Ethel Street, Kingsland] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.196	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2 Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott Street, Douglas Street, Mokau Street, and Pompallier Terrace, Ponsonby; Finch Street Western Springs]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.197	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Symonds Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.198	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gillies Avenue, Epsom; Awarua Crescent, Huriaro Place, Ngaiwi Street, Ngapipi Road, Paritai Drive, Rewiti Street, Sudeley Street, and Tuhaere Street, Ōrākei; Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street, Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell; Aldred Road, Ara Street, Arney Crescent, Arney Road, Bassett Road, Beatrice Road, Bell Road, Benson Road, Brookland Place, Buttle Street, Chatfield Place, Combes Road, Crocus Place, Dell Avenue, Dunholme Road, Eastbourne Road, Glenbrook Street, Hapua Street, Hiriri Avenue, Homai Street, Ingram Road, Kitirawa Road, Komaru Street, Leys Crescent, Lingarth Street, Mahoe Avenue, Manawa Road, Ōrākei Road, Portland Road, Raumati Road, Remuera Road, Ridings Road, Ross Street, Seaview Road, Shera Road, Shore Road, Sonia Avenue, Spencer Street, Swinton Close, Te Kowhai Place, The Glen, Tiki Street, Upland Road, Victoria Avenue, Waiata Avenue, Waimea Lane, Walton Street, Warrington Road, Westbourne Road, and Westbury Crescent, Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 072 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Ōrākei Road, Victoria Avenue, and Walton Street, Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview Road, Buttle Street, and Beatrice Road, Remuera.]		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.199	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Remuera and Ōrākei . Refer to Appendix 2 Map 072 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei; Hapua Street, Seaview Road, Bell Road, Arney Road, Arney Crescent, Wiles Avenue, Shore Road, Crocus Place, Bassett Road, Woodville Road, Shera Road, and The Glen, Remuera.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.200	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.201	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Orakei, Mission Bay, Kohimarama, Meadowbank, and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ōrākei, Mission Bay, Kohimarama, and Meadowbank . Refer to Appendix 2, Map 073 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kohimarama Road, Kohimarama; Kelvin Road, and Lucerne Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apirana Avenue, Castledine Crescent, Lintaine Place, Miniver Street, Potiki Place, Shadwell Place, and West Tamaki Road, Glen Innes; Allum Street, Ashwell Street, Averill Avenue, Cheverton Place, Edison Place, Eltham Road, Kohimarama Road, Melanesia Road, Neligan Avenue, Rawhitiroa Road, Sage Road, Siota Crescent, Speight Road, Tamaki Drive, Taranaki Road, Whytehead Crescent, William Fraser Crescent Kohimarama Appleyard Crescent, Archdall Street, Beere Place, Blackett Crescent, Bonnie Brae Road, Cheeseman Place, Colonel Barton Glade, Dorchester Street, Fancourt Street, Gowing Drive, Harapaki Road, Harry Human Heights, Hobday Place, Keretene Place, Kinder Place, Lucia Glade, MacPherson Street, Meadowbank Road, Meyrick Place, Mount Carmel Place, Parsons Road, Peart View, Purewa Road, Puroto Street, Pyatt Crescent, Rutherford Terrace, St Johns Road, and Temple Street, Meadowbank; Atkin Avenue, Bongard Road, Codrington Crescent, Cullwick Road, Dudley Road, Godden Crescent, Kempthorne Crescent, Kepa Road, Marau Crescent, Nihill Crescent, Palmer Crescent, Patteson Avenue, Prebble Place, Ronaki Road, Rukutai Street, Selwyn Avenue, Tagalad Road, and Thatcher Street, Mission Bay; Awarua Crescent, Coates Avenue, Fenton Circus, Grace Street, Karori Crescent, Kepa Road, Kupe Street, Kurahaupo Street, Nehu Street, Ngaio Street, Okahu Street, Paora Street, Paritai Drive, Rautara Street, Reihana Street, Rukutai Street, Tautari Street, and Watene Crescent, Orakei; Conrad Drive, Corinth Street, Dover Place, Keith Avenue, Kelvin Road, Remuera Road, Seascape Road, and Waiatarua Road, Remuera; Aumoe Avenue, Glen Atkinson Street, Grampian Road, Hanene Street, Lammermoor Drive, Lawndale Place, Long Drive, Pahaki Street, St Heliers Bay Road, Tamaki Drive, Tarawera Terrace, and Wynsfield Garden, St Heliers; Abraham Place, Anson Place, Apirana Avenue, Caulton Street, College Road, Felton Mathew Avenue, Greenbank Drive, Ipswich Place, Kissling Place, Norman Lesser Drive, Simkin Avenue, St Heliers Bay Road, Strong Street, Truman Street, and Worley Place, St Johns.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.202	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Averill Avenue, and Tamaki Drive, Kohimarama; Dorchester Street, St Johns Road, and Meadowbank Road, Meadowbank; Marau Crescent, Atkin Avenue, Kepa Road, Tamaki Drive, and Patteson Avenue, Mission Bay; Kepa Road, Ōrākei; St Heliers Bay Road, St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.203	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Ōrākei. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kupe Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.204	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glen Innes, St Heliers, Glendowie and Wai O Taiki Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2, Map 074 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Calder Place, Cranbrook Place, Peacock Street, Riddell Road, Vanessa Crescent, Vista Crescent, and West Tamaki Road, Glendowie.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bromley Place, Castledine Crescent, Elstree Avenue, Ev Perry Way, Henslowe Place, Hurstwood Place, Lanark Place, Line Road, Melling Street, Merfield Street, Miniver Street, Paddington Street, Radcliffe Street, Skippy Patuwai Lane, Sloane Street, Torrington Crescent, West Tamaki Road, and Weybridge Crescent, Glen Innes; Berwick Street, Caliban Place, Emerson Street, Esperance Road, Florida Place, Jefferson Street, Maskell Street, Modena Crescent, Mount Taylor Drive, Navarre Road, Riddell Road, Sierra Street, Taranto Place, Troy Place, Wendover Road, and West Tamaki Road, Glendowie; Ashby Avenue, Auckland Road, Bannockburn Place, Bay Road, Benbow Street, Bermuda Road, Brilliant Street, Brookfield Street, Challenger Street, Clarendon Road, Cliff Avenue, Cliff Road, Devore Street, Dingle Road, Elizabethan Garden, Fern Glen Road South, Gifford Street, Goldie Street, Hanene Street, Helen Place, Heritage Rise, Kaimata Street, Kotiri Street, Lombard Street, Long Drive, Maheke Street, Maskell Street, Maxine Place, McArthur Avenue, Odessa Crescent, Pahaki Street, Parkside Street, Paunui Street, Polygon Road, Rarangi Road, St Heliers Bay Road, Summerhill Place, Sylvia Road, Tamaki Drive, Tarawera Terrace, The Parade, Tuhimata Street, Vale Road, Walmsley Road, West Tamaki Road, Woodside Crescent, and Yattendon Road, St Heliers.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.205	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Maskell Street, Glendowie; Ashby Avenue, West Tamaki Road, and St Heliers Bay Road, St Heliers.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.206	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Bucklands Beach and Eastern Beach. Refer to Appendix 2 Map 075 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Clovelly Road, Bucklands Beach; Eastern Beach Road, Jern Place, The Esplanade, and Vivian Wilson Drive; Eastern Beach.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.207	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Western Heights and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Western Heights and Henderson. Refer to Appendix 2, Map 076 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Andelko Place, Barnsley Place, Chardon Place, Fairford Avenue, Farwood Drive, Forest Hill Road, Henderson Valley Road, Hercules Drive, Hindmarsh Street, Holdens Road, Imperial Place, Lake Panorama Drive, Landow Place, Misty Valley Drive, Palomino Drive, Parrs Cross Road, Pine Avenue, Rhinevale Close, Rosa Place, Roy Maloney Drive, San Marino Drive West, San Valentino Drive, South Kensington Way, Tumanaka Place, Wally Nola Place, Henderson; Henderson Valley Road, and Simpson Road, Henderson Valley.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amesbury Rise, Basra Drive, Bruce McLaren Road, Burgundy Park Avenue, Chablis Place, Chadlington Avenue, Chelmsley Avenue, Chrome Place, Claret Place, Coburg Street, Dundas Place, Ennerdale Lane, Eyre Street, Farwood Drive, Fitzwater Place, Fleetwood Drive, Garelja Road, Henderson Valley Road, Hercules Drive, Highfields Terrace, Hindmarsh Street, Hinerau Street, Imperial Place, Ivy Nola Way, Midhurst Avenue, Muscat Place, Natasha Lane, Ohira Place, Palomino Drive, Rhinevale Close, Riesling Place, Roy Maloney Drive, San Bernadino Drive, San Domingo Rise, Sandhurst Rise, Semillon Avenue, Somerton Rise, Spence Road, Sturges Road, Summerland Drive, Tirohunga Drive, Tumanaka Place, Waitoro Lane, and Wally Nola Place, Henderson.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.208	Kāinga Ora	Insert Height Variation Controls of 18m, and 37m for various residential zones in parts of Western Heights and Henderson. Refer to Appendix 2 Map 076 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Henderson Valley Road, Murillo Place, Coburg Street, Lendic Avenue, Imperial Place, Fetu Oso Lane, Aporo Tawhito Lane, Waitoro Lane, Tabitha Crescent, Border Road, Garelja Road, Wally Nola Place, Forest Hill Road, Frieda Henare Lane, Spode Place, and Taranui Place, Henderson] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Vintage Drive, Sturges Road, Garelja Road, Fitzwater Place, Coburg Street, Waitoro Lane, Lesa Annis Place, Frieda Henare Lane, Henderson Valley Road, Lendic Avenue, Harvest Drive, Gala Place, and Khaleel Place, Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.209	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Refer to Appendix 2, Map 077 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Addison Drive, Barnfield Place, Clarion Place, Farquhar Road, Glen Marine Parade, Glendene Avenue, Harmel Road, Hepburn Road, Lanier Place, Neesons Way, Patts Avenue, Thornlow Street, Wyatt Place Glendene Maybelle Place, Nile Road, and Sabulite Road, Kelston.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Glenview Road, Great North Road, Palm Court Drive, Palmer Avenue, and Sarona Avenue, Glen Eden; Blythe Place, Butterworth Drive, Coupland Court, Darlington Place, Farquhar Road, Felgrove Street, Foyle Place, Glendene Avenue, Great North Road, Hepburn Road, Heversham Place, Hillary Heights Avenue, Ian Place, Jenelin Road, Kirby Street, Longbill Place, Lydford Place, Manhattan Heights, Pakira Avenue, Rosewarne Crescent, Tanoa Place, and Temuri Place, Glendene; Bruce McLaren Road, Chislehurst Street, Dallow Place, Garelja Road, Grimshaw Place, Henderson Valley Road, Hindmarsh Street, Imperial Place, Kaikoura Street, Legacy Drive, Parma Place, Ribblesdale Road, Silverstone Place, View Road, and Waitaki Street, Henderson; Kelman Road, Sabulite Road, and Standage Lane, Kelston; Awaroa Road, Blueridge Close, Borich Road, Denver Avenue, Gaede Terrace, Longreach Drive, McKinley Road, Nirmal Place, Osmond Court, Pankhurst Place, Parrs Cross Road, Rangeview Road, Seymour Road, Sherrybrooke Place, Sungrove Rise, Sunhill Road, Sunnyside Road, Sunshine Boulevard, View Road, Waari Avenue, and Wattle Road, Sunnyvale; Christina Avenue, Cron Avenue, Dawn Place, Divich Avenue, Kokiri Street, Metric Place, Nui Mana Place, Taitua Drive, Te Atatu Road, and Tirimoana Road, Te Atatu South.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.210	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale . Refer to Appendix 2, Map 077 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Glen Eden; Hulme Place, and Bruce McLaren Road, Henderson; Cartwright Road, and Sabulite Road, Kelston.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					and Sunnyvale. Refer to Appendix 2 Map 077 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Crystal Avenue, Glendene Avenue Glendene, Coburg Street, Imperial Place, Waitoro Lane, Murillo Place, Garelja Road, Wally Nola Place, Frieda Henare Lane, Forest Hill Road, Spode Place, Henderson Valley Road, Taranui Place, and Border Road, Henderson; Awaroa Road, Pankhurst Place, Sungrove Rise, Nirmal Place, and View Road, Sunnyvale; Tirimoana Road, Nui Mana Place, Divich Avenue, Finlow Drive, Kokiri Street, Tracey Terrace, Metric Place, Fayette Place, McLeod Road, Christina Avenue, Valron Road, Te Atatu Road, Fowey Avenue, Taitua Drive, James Scott Place, and Dawn Place, Te Atatu South] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.]		
FS80	Elizabeth Westbrooke	Oppose	873.211	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.212	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glendene, Kelston, New Lynn, Rosebank, Avondale and Waterview. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Rosebank, Avondale and Waterview. Refer to Appendix 2, Map 078 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Avondale Road, Calvin Place, Coronet Place, Esmeralda Avenue, Horton Avenue, Horwell Place, Kenley Place, Oberon Place, Sceptre Place, Te Wiata Place, Tilbury Place, and Tony Segedin Drive, Avondale; Aronui Terrace, Beaubank Road, Brains Road, Cobham Crescent, Kiernan Place, and Maybelle Place, Kelston; Lynwood Road, New Lynn.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alanbrooke Crescent, Ash Street, Avondale Road, Beatrix Street, Bellgrove Place, Canal Road, Colorado Place, Corregidor Place, Dampier Street, Eastdale Road, Glendon Avenue, Great North Road, Holly Street, Michael Foley Place, Nacton Lane, Naumai Street, Orchard Street, Plane Street, Riversdale Road, Roberton Road, Rosebank Road, Saltaire Street, Sandy Lane, St Davids Street, Tamora Lane, Taramea Street, Tony Segedin Drive, Victor Street, Wairau Avenue, and Wingate Street, Avondale; Archibald Road, Barbary Avenue, Kelman Road, Kelwyn Road, Laura Street, and Scanlen Terrace, Kelston; Copley Street, Durrant Place, Kelston Street, Koromiko Street, Kuaka Place, Lynwood Road, Miro Street, Nikau Street, Queen Mary Avenue, Rimu Street, and Riverview Road, New Lynn; Fir Street, Hadfield Avenue, Seaside Avenue, and Tutuki Street, Waterview.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.213	Kāinga Ora	Insert Height Variation Controls of 22m, 29, 37m and 43m for various business zones in Kelston, New Lynn, Rosebank and Avondale . Refer to Appendix 2, Map 078 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Avondale Road, Avondale] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: [Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.214	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Kelston, New Lynn, and Avondale. Refer to Appendix 2 Map 078 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kelwyn Road, Beaubank Road, Archibald Road, Bamboo Grove, Alston Avenue, St Leonards Road, and Archlynn Road, Kelston; Lynwood Road, and Copley Street, New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.215	Kāinga Ora	Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mount Royal Avenue, Mount Albert.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bentleigh Avenue, Blockhouse Bay Road, Cradock Street, Great North Road, Himikera Avenue, Jenner Place, Leinster Street, Pinewood Street, Pitcairn Place, Powell Street, Roberton Road, and Tiverton Road, Avondale; Morningside Drive, Morningside; Alberton Avenue, Alexis Avenue, Allendale Road, Bennett Street, Carrington Road, Cornwallis Street, Douglas Avenue, Duart Avenue, Ennismore Road, Fairleigh Avenue, Fifth Avenue, Fontenoy Street, Glentui Road, Grande Avenue, Harbutt Avenue, Harlston Road, Highland Road, Houkura Way, Jerram Street, Kerr-Taylor Avenue, Kitenui Avenue, La Veta Avenue, Laurel Street, Lloyd Avenue, Mark Road, Moreland Road, Mount Albert Road, Mount Royal Avenue, New North Road, Newcastle Terrace, Oakfield Avenue, Phyllis Street, Pickens Crescent, Preston Avenue, Raetihi Crescent, Ranleigh Road, Renton Road, Rhodes Avenue, Rossgrove Terrace, Ruarangi Road, Sadgrove Terrace, Sainsbury Road, Springleigh Avenue, St Lukes Road, Stewart Road, Stilwell Road, Summit Drive, Taylors Road, Toroa Terrace, Verona Avenue, Vinter Terrace, Violet Street, Wagener Place, Weston Avenue, and Willis Street, Mount Albert; Denny Avenue, Elphinstone Avenue, Gifford Avenue, Greenville Avenue, Mayn Avenue, Mount Albert Road, Plumpton Avenue, Richardson Road, Sandringham Road Extension, Waite Avenue, and William Blofield Avenue, Mount Roskill; Batkin Road, Bollard Avenue, Brydon Place, Methuen Road, Netherton Street, New Windsor Road, Roseville Street, Valonia Street, Whitney Street, and Whittle Place, New Windsor; Alamein Terrace, Aurora Avenue, Beagle Avenue, Belcher Street, Betts Avenue, Buccaneer Street, Cassino Terrace, Christini Street, Delphine Close, Denize Road, Dunkirk Terrace, Farrelly Avenue, Fletcher Street, Galbraith Street, Hallam Street, Hargest Terrace, Hedley Road, Hendon Avenue, Holdsworth Avenue, Jessop Street, La Veta Avenue, Lorraine Avenue, McGehan Close, Mountfield Terrace, O'Donnell Avenue, Olympus Street, Owairaka Avenue, Parkinson Avenue, Potter Avenue, Range View Road, Richardson Road, Shearer Street, Sheppard Avenue, Skeates Avenue, Thomson Street, Triton Avenue, Tyburnia Avenue, and Wainwright Avenue, Owairaka; Aroha Avenue, Begbie Place, Bournemouth Avenue, Camden Road, Carrie Street, Columbia Road, Coyle Street, Duncan Avenue, Eden View Road, Euston Road, Exeter Road, Fergusson Avenue, Fowlds Avenue, Freyberg Avenue, Grove Road, Hampstead Road, Harwood Street, Haverstock Road, Hazelmere Road, Hulse Avenue, Huntingtree Avenue, Kenneth Avenue, Kerr Street, Kingsway Avenue, Kitchener Road, Kiwitea Street, Lambeth Road, Leslie Avenue, Locarno Avenue, Marne Road,	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.216	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carrington Road, Mount Albert Road, New North Road, and Martin Avenue, Mount Albert; Sandringham Road Extension, Mount Roskill; New Windsor Road, New Windsor; Potter Avenue, Hendon Avenue, Owairaka Avenue, and Hargest Terrace, Owairaka; Mount Albert Road, Sandringham; New North Road, St Lukes; Great North Road, Alford Street, and Oakley Avenue, Waterview] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.217	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2 Map 079 of the submission.Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atherton Road, Bramwell Place, Cedar Road, Coronation Road, Empire Road, Epsom Avenue, Ferryhill Road, Marama Avenue, Morvern Road, Selwyn Road, Shipherds Avenue, St Andrews Road, and St Leonards Road, Epsom; Landscape Road, and Watling Street, Mount Eden; St Andrews Road, Royal Oak.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Baleden Lane, Balmer Lane, Balmoral Road, Brixton Road, Calgary Street, Carmen Avenue, Dexter Avenue, Dunbar Road, Eldon Road, Halesowen Avenue, Halston Road, Kensington Avenue, Kingsford Road, Marsden Avenue, Matipo Street, Mewburn Avenue, Mount Pleasant Road, Pine Street, Queens Avenue, Rocklands Avenue, Springwood Place, Telford Avenue, Tennyson Street, Tenterden Avenue, Thames Street, Volcanic Street, Westminster Road, and Wiremu Street, Balmoral; Aberfoyle Street, Albury Avenue, Arcadia Road, Atherton Road, Banff Avenue, Bishop Street, Bloomfield Place, Bowling Avenue, Bracken Avenue, Bramwell Place, Brightside Road, Cecil Road, Corbett-Scott Avenue, Crescent Road, Domett Avenue, Emerald Street, Empire Road, Epsom Avenue, Fern Avenue, Ferryhill Road, Gardner Road, Gillies Avenue, Gladwin Road, Goldsmith Road, Golf Road, Hay Place, Heywood Crescent, Inverary Avenue, Kimberley Road, King Edward Avenue, King George Avenue, Lewin Road, Lurline Avenue, Manukau Road, Marama Avenue, Mears Place, Merivale Avenue, Morvern Road, Mountain Road, Ngaroma Road, Omana Avenue, Onslow Avenue, Orakau Avenue, Owens Road, Pah Road, Pencarrow Avenue, Pukehana Avenue, Pukenui Road, Queen Mary Avenue, Ranfurly Road, Rangiatea Road, Selwyn Road, Sharpe Road, Shipherds Avenue, Shipherds Close, St Andrews Road, St Leonards Road, The Drive, Wilding Avenue, Woodhall Road Epsom Collins Street, Ethel Street, Leslie Avenue, Royal Terrace, Sandringham Road, and Shaw Street, Kingsland; Ashton Road, Atanga Avenue, Avenham Walk, Balmoral Road, Bank Street, Batger Road, Bathurst Road, Bellwood Avenue, Burnley Terrace, Conway Road, Cromwell Street, Croydon Road, Disraeli Street, Dominion Road, Douglas Road, Eglinton Avenue, Elizabeth Street, Ellerton Road, Essex Road, Ewington Avenue, Fairview Road, Garry Road, Glenalmond Road, Grange Road, Hasbury Avenue, Henley Road, Herbert Road, Hillside Crescent South, Hona Avenue, Irene Avenue, Kakariki Avenue, Kenyon Avenue, King Edward Street, Kingsview Road, Landscape Road, Manatu Street, Marlborough Street, Milton Road, Mont Le		
FS80	Elizabeth Westbrooke	Oppose	873.218	Kāinga Ora	Grand Road, Mount Eden Road, Ngauruhoe Street, Oaklands Road, Paice Avenue, Parau Street, Peary Road, Pencarrow Avenue, Penrhyn Road, Pentland Avenue, Plunket Road, Poronui Street, Prospect Terrace, Rahiri Road, Rarawa Street, Rautangi Road,	Urban Environment	Larger rezoning proposal
					Insert Height Variation Controls of 22m and 29m for various business zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carmen Avenue, Dunbar Road, Telford Avenue, and Balmoral Road, Balmoral; Manukau Road, Annie Buxton Place, Banff Avenue, Onslow Avenue, Golf Road, Corbett-Scott Avenue, Arcadia Road, Rangiatea Road, Gardner Road Epsom, Altham Avenue, Collins Street, McDonald Street, and Ethel Street, Kingsland; Mount Eden Road, Dominion Road, Grange Road, St Albans Avenue, Ewington Avenue, Peary Road, Shackleton Road, Disraeli Street, Garry Road, and Landscape Road, Mount Eden; Dominion Road, and Cambrai Avenue, Mount Roskill; Balmoral Road, Sandringham Road, Mount Albert Road Sandringham, Louvain Avenue, Kings Road, Foch Avenue, Duke Street, Haig Avenue, Rewa Road, Mount Eden Road, Hazel Avenue, Invermay Avenue, and Princes Avenue, Three Kings] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and		
FS80	Elizabeth Westbrooke	Oppose	873.219	Kāinga Ora	Goring Road, Sandringham]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.220	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2 Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kohia Terrace, Epsom Avenue, Gillies Avenue, Ranfurly Road, Woodhall Road, Shipherds Avenue, Ranfurly Road West, Cecil Road, and Marama Avenue, Epsom] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Owens Road, Epsom Avenue, Inverary Avenue, Gillies Avenue, Manukau Road, Bracken Avenue, Shipherds Avenue, Marama Avenue, Ranfurly Road, Brightside Road, Domett Avenue, Omana Avenue, Mountain Road, Savannah Street, Shipherds Close, Cecil Road, and Glenfell Place, Epsom; Marlborough Street, Walters Road Kingsland, Lovelock Avenue, Dominion Road, Esplanade Road, Horoeka Avenue, Mount Eden Road, Kamahi Street, Cromwell Street, Bellevue Road, Valley Road, Leamington Road, Kenyon Avenue, Hillside Crescent South, Carrick Place, Percy Street, Hillside Crescent North, Sherbourne Road, Onslow Road, Walters Road, Bellwood Avenue, and Ewington Avenue, Mount Eden] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Domett Avenue, Kipling Avenue, Owens Road, Bracken Avenue, Sharpe Road, Alpers Avenue, Albury Avenue, Manukau Road, Gillies Avenue, Brightside Road, Mountain Road, Omana Avenue, Savannah Street, Shipherds Avenue, Withiel Drive, Glenfell Place, and Silver Road, Epsom]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.221	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Ellerslie, Greenlane and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Crescent Road, and Gardner Road, Epsom; Kawau Road, Te Kawa Road, and Waiohua Road, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Abbotts Way, Ladies Mile, and Upland Road Remuera.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Canterbury Park Lane, Cawley Street, Derby Downs Place, Findlay Street, Hewson Street, Hunterville Court, Kentucky Street, Ladies Mile, Main Highway, Malabar Drive, Marua Road, Mitchelson Street, Morrin Street, Newhaven Street, Pukerangi Crescent, Railway Land, Ramsgate Street, Riccarton Way, Sproston Avenue, Te Marama Road, Umere Crescent, and Walpole Street, Ellerslie; Belvedere Street, Campbell Crescent, Claude Road, Cornwall Park Avenue, Crescent Road, Emerald Street, Fern Avenue, Gardner Road, Golf Road, Griffin Avenue, Halifax Avenue, Margot Street, Market Road, Maxfield Place, Mount St John Avenue, Ranfurly Road, Wapiti Avenue, and Warborough Avenue, Epsom; Aratonga Avenue, Atarangi Road, August Place, Cadman Avenue, Campbell Road, Ferguson Avenue, Garland Road, Great South Road, Haronui Road, Kawau Road, Konini Road, Korau Road, Massey Avenue, Matai Road, Miro Road, Momona Road, Renown Avenue, Tawera Road, Te Kawa Road, Waiohua Road, Wairakei Street, Wheturangi Road, William Avenue, and Woodbine Avenue, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Ngatiawa Street, Onehunga; Ara Street, Armadale Road, Ascot Avenue, Carmont Street, Clonbern Road, Cotter Avenue, Dromorne Road, Entrican Avenue, Grand View Road, Green Lane East, Haast Street, Koangi Street, Komaru Street, Ladies Mile, Lillington Road, Lochiel Road, Lucerne Road, Mainston Road, Market Road, Minto Road, Mount Hobson Lane, Mount Hobson Road, Muir Road, Norana Avenue, Nordon Place, Ohinerau Street, Omahu Road, Ōrākei Road, Ormonde Road, Peach Parade, Platina Street, Rakau Street, Rangitoto Avenue, Ranui Road, Raumati Road, Remuera Road, Richard Farrell Avenue, Rothesay Street, Rotomahana Terrace, St Vincent Avenue, Tahora Avenue, Tiki Street, Tirohanga Avenue, Upland Road, Ventnor Road, Victoria Avenue, Waiata Avenue, Wairua Road, Westbourne Road, Westbury Crescent, and Woodley Avenue Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.222	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in parts of Epsom, Ellerslie Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Main Highway, Hudson Street, Great South Road, Mitchelson Street, Cawley Street, Stanway Place, Kalmia Street, Sultan Lane, Sultan Street, and Park Avenue Ellerslie; Green Lane West, Annie Buxton Place, Manukau Road, Corbett-Scott Avenue, Campbell Crescent, Kimberley Road, Dunkerron Avenue, Inverary Avenue, and Gardner Road Epsom; Great South Road, Atarangi Road, Ascot Avenue, Garland Road, Ellerslie Racecourse Drive, Green Lane East, Puriri Avenue, Woodbine Avenue, Waiohua Road, Matai Road Greenlane, Remuera Road, Green Lane East, St Vincent Avenue, Clonbern Road, Ascot Avenue, Ohinerau Street, and Avice Street Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.223	Kāinga Ora	Insert Height Variation Controls of 29m, 37m and 43m for various residential zones in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2 Map 081 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.224	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kelvin Road, Remuera] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Arron Street, Ballarat Street, Ballin Street, Eaglehurst Road, Ellerslie Park Road, Elwood Place, Gavin Street, Horsham Place, Ladies Mile, Laud Avenue, Main Highway, Marua Road, Michaels Avenue, Peek Street, Ranier Street, Umere Crescent, and Wilkinson Road, Ellerslie; Harry Human Heights, and Pyatt Crescent, Meadowbank; Alana Place, Ballarat Street, Banks Road, Barrack Road, Bertrand Road, Burt Road, Clare Place, Denning Place, Dinglebank Road, Ellerslie-Panmure Highway, Faber Avenue, Ferndale Road, Gollan Road, Harding Avenue, Harris Road, Higgs Road, High Trees Place, Lunn Avenue, Malone Road, Marua Road, McDonald Crescent, Mono Place, Motu Place, Mount Wellington Highway, Paku Lane, Rupi Court, Rutland Road, Stanhope Road, and Tidey Road, Mount Wellington; Ireland Road, Panmure; Debron Avenue, Grand Drive, Haast Street, Hilltop Street, Kelvin Road, Koraha Street, Loch Street, Lucerne Road, Maungarei Road, McFarland Street, Monteith Crescent, Ngapuhi Road, Pukeora Avenue, Remuera Road, Rosepark Crescent, Stoneyroyd Garden, Towle Place, and Winhall Rise, Remuera; Anson Place, Caulton Street, College Road, Cotton Street, Greenbank Drive, Howard Hunter Avenue, Kissling Place, Lush Avenue, Maaka Place, Merton Road, Norman Lesser Drive, Panapa Drive, Ronald Algie Place, Simkin Avenue, Strong Street, Swainston Road, Thorp Street, Tisdall Crescent, and Waikato Place, St Johns; Papango Street, and Tihi Street, Stonefields.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.225	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Cawley Street, and Main Highway Ellerslie; Harris Road, and Ellerslie-Panmure Highway Mount Wellington; Remuera Road Remuera; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Simkin Avenue, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.226	Kāinga Ora	Insert Height Variation Controls of 18m and 29m for various residential zones in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2 Map 082 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Boakes Road, and Harwood Road Mount Wellington] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.227	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chiltern Crescent, Concord Place, Elstree Avenue, Epping Street, Fenchurch Street, Harlow Crescent, Leaside Lane, Parbhubhai Makan Lane, Sunnymead Road, Taniwha Street, and Teuila Grove, Glen Innes; Alamein Road, Bardia Road, Bellona Road, Benghazi Road, Coates Crescent, Court Crescent, Dunkirk Road, Hay Road, Hobson Drive, Kay Road, Larsen Road, Martin Place, McCulloch Road, Oran Road, Pilkington Road, Sanda Road, Sollum Road, Stewart Avenue, Takrouna Lane, Tobruk Road, Trent Road, Tripoli Road, Tunis Road, and Upham Road, Panmure; Anderson Avenue, Elstree Avenue, Erima Avenue, Hinaki Street, Kawiti Avenue, Ngakahikatea Lane, Parata Street, Point England Road, Riverside Avenue, Takoto Way, Tamatea Avenue, Taratoa Street, Tokomaha Lane, and Torino Street, Point England; Kestrel Place, Manaaki Circle, Taniwha Street, and Tuturiwhatu Lane, Wai O Taiki Bay.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.228	Kāinga Ora	Rezone Open Space - Informal Recreation Zone to Residential - Terrrace housing and Apartment Buildings Zone in Parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Taniwha Street, Line Road and Harlow Crescent. Commonly known as Taniwha Reserve.]	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.229	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fenchurch Street, and Elstree Avenue Glen Innes; Pilkington Road, and Jellicoe Road Mount Wellington; Hobson Drive, and Tripoli Road Panmure; Pilkington Road, and Elstree Avenue Point England; Felton Mathew Avenue, Farmhouse Lane, Morrin Road, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.230	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.231	Kāinga Ora	Insert a Height Variation Control of 29m for the Open Space - Informal Recreation Zone in parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. Note that there is a separate submission point seeking rezoning to residential. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Line Road, Epping Street and Harlow Crescent, Glen Innes]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.232	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Eastern Beach and Mellons Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Half Moon Bay, Farm Cove, Howick and Highland Park. Refer to Appendix 2, Map 084 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bleakhouse Road, Bretton Lane, Burford Place, Charles Dickens Drive, Haseler Crescent, Page Point, and Pickwick Parade, Mellons Bay] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bucklands Beach Road, Bucklands Beach; Askew Place, Butley Drive, Driscoll Place, Dunn Place, Galloway Crescent, and Skilling Place, Farm Cove; Adonis Place, Argo Drive, Compass Point Way, Endymion Place, Ganymede Place, Half Moon Rise, Indus Place, Majesty Place, Pegasus Place, Pigeon Mountain Road, Poseidon Place, Prince Regent Drive, Raddock Place, Sunderlands Road, Tuscan Place, and Tyrian Close, Half Moon Bay; Baronie Court, Benygloe Place, Blanche Way, Bradbury Road, Casuarina Road, Cherry Road, Chesley Place, Clunie Place, Cranberry Place, Dalwhinnie Parade, Damson Place, Darren Crescent, Fiesta Drive, Fortunes Road, Hayes Place, Hazelmay Place, Highland Park Drive, Hutchinsons Road, Kereru Place, Liam Place, Lyren Place, Malvina Place, Mandarin Place, Marendellas Drive, Medina Place, Minaret Drive, Nassau Court, Pakuranga Road, Sheralee Place, Tate Grove, and Tromie Place, Highland Park; Angelo Avenue, Botany Road, Broadview Place, Dell Way, Elliot Street, Finnerty Avenue, Freyberg Place, Howe Street, JaeDee Court, Jeff Place, Juliet Avenue, Landop Terrace, Libby Lane, Moore Street, Nelson Street, O'Halloran Road, Patons Road, Pegler Drive, Picton Street, Ridge Road, Sherie Place, The Link, Union Road, Vida Place, Vincent Street, Waterloo Street, Wellington Street, Willoughby Avenue, and Wynn Place, Howick; Bleakhouse Road, Castleton Drive, Cheriton Road, Chilton Place, Mellons Bay Road, Montressor Place, and Towbridge Place, Mellons Bay; Pakuranga Road, Pakuranga; Hedge Row, Rothwell Place, and Stanniland Street, Sunnyhills.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.233	Kāinga Ora	Insert a Height Variation Controls of 22 metres for parts of the Business - Mixed Use zone in Highland Park. Refer to Appendix 2, Map 084. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pigeon Mountain Road Half Moon Bay, Botany Road, and Ridge Road, Howick; Pakuranga Road, Pakuranga; Fortunes Road, Highland Park]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.234	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Howick, Mellons Bay, and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick and Mellons Bay. Refer to Appendix 2, Map 085 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cockle Bay Road, Colleen Court, Jolyn Place, Rangitoto View Road, Stevenson Way, and Tainui Road, Cockle Bay; Island View Terrace, Howick; Beach Road, Marine Parade, Mellons Bay Road, Oceania Place, Pleasant Place, and Seymour Road Mellons Bay.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Evelyn Road,Cockle Bay; Abercrombie Street, Cleary Terrace, Cook Street, Drake Street, Glenfern Road, Granger Road, Hartles Place, Holbrook Place, Kelly Place, Liston Crescent, Luplau Crescent, Masefield Street, Moore Street, Parkhill Road, Picton Street, Sale Street, Selwyn Road, Star Place, Swindon Close, Tanglewood Place, The Glebe, Tranquility Rise, Uxbridge Road, and Walter MacDonald Street, Howick; Beach Road, Cheriton Road, Marine Parade, McMillan Place, Mellons Bay Road, Oceania Place, Paisley Street, and Seymour Road Mellons Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.235	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Howick. Refer to Appendix 2 Map 085 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moore Street, Cook Street, Wellington Street, Selwyn Road, Walter MacDonald Street, Picton Street, Uxbridge Road, and Waterloo Street, Howick]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.236	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beachlands and Pine Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beachlands. Refer to Appendix 2, Map 086 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Araminta Place, Barmaree Lane, Beachlands Road, Belisi Way, Bell Road, Blakewell Place, Cherrie Road, Constellation Avenue, Defender Crescent, Doidge Street, Ealing Crescent, First View Avenue, Fourth View Avenue, Hawke Crescent, Hutukawa Drive, Intrepid Crescent, Julia Way, Kaiawa Street, Karaka Road, Kibblewhite Avenue, Lydiard Place, Mahutonga Avenue, Marine Garden Crescent, Neill Boak Place, Ninth View Avenue, Pine Harbour Parade, Pohutukawa Road, Puriri Road, Second View Avenue, Shelly Bay Road, Sunkist Bay Road, Third View Avenue, Toomer Place, Tui Brae, Wakelin Road, and Weatherly Drive, Beachlands] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beachlands Road, Constellation Avenue, Courageous Place, Doidge Street, Eighth View Avenue, Flaxfield Lane, George Town Drive, Intrepid Crescent, Jack Lachlan Drive, Kahawairahi Drive, Kaiawa Street, Karo Road, Kibblewhite Avenue, Liberty Crescent, Mahutonga Avenue, Motukaraka Drive, Seventh View Avenue, and Thistle Close, Beachlands; Whitford-Maraetai Road, Whitford]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.237	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Maraetai. Refer to Appendix 2, Map 087 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Maraetai Coast Road, Clevedon; Albacore Way, Alexander Avenue, Arthur Wright Place, Campbell Road, Carlton Crescent, Colson Lane, Coney Lane, Craig Road, Crossland Place, Eckford Lane, Fantail Crescent, George Couldrey Lane, Herbert Pollard Drive, Jacobs Way, Maraetai Drive, Maraetai Heights Road, Maraetai School Road, Matara Avenue, Moana Terrace, Omana Beach Road, Omana Esplanade, Omana Heights Drive, Pinebrook Lane, Rewa Road, Sea View Terrace, Swordfish Place, Te Makuru Lane, Te Pene Road, Te Puru Drive, and The Brae, Maraetai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.238	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Oratia, Glen Eden, and Titirangi. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden and Titirangi. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Autumn Avenue, Brunner Road, Easter Parade, Glengarry Road, Kamara Road, Karapiti Place, Parrs Cross Road, Phillip Avenue, Pisces Road, Pyramid Place, Selak Place, Selwyn Avenue, Shetland Street, Solar Road, West Coast Road, Withers Road, and Woodbank Drive, Glen Eden; Atkinson Road, Daffodil Street, Greenwoods Close, Highland Avenue, Kawaka Street, Konini Road, Onedin Place, Wirihana Road, and Woodfern Crescent, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ambler Avenue, Anna Lane, Aquarius Avenue, Arataki Views Way, Captain Scott Road, Claridge Street, Eastglen Road, George Herring Place, Glen Close, Glendale Road, Glengarry Road, Great North Road, Inver Street, John F Kennedy Place, Kamara Road, Kaneke Place, Karina Place, Lasque Place, Levy Road, Mataki Way, Nandana Drive, Oates Road, Osman Street, Palm Court Drive, Pleasant Road, Roick Parade, Roland Hill, Rosier Road, Routley Drive, Sarona Avenue, Savoy Road, Scotstoun Place, Sunnylaw Place, Sunvue Road, Surat Place, Surman Place, Terra Nova Street, Waikaukau Road, West Coast Road, Withers Road, Woodglen Road, and Woodvale Road, Glen Eden; Cezanne Place, and Titirangi Road, New Lynn; Atkinson Road, Fairmount Road, Kaurilands Road, and Meadowvale Rise Titirangi]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.239	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Rosier Road, Glendale Road, West Coast Road, and Withers Road Glen Eden; Cartwright Road, and Sabulite Road Kelston] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.240	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.241	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: West Coast Road, Glen Eden]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.242	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in North Titirangi, Kelston, Avondale, New Lynn, and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Blockhouse Bay, and Green Bay. Refer to Appendix 2, Map 090 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Godley Road, and Portage Road, Green Bay; Happeace Lane, South Lynn Road, and Titirangi Road, Titirangi.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amsterdam Place, Arran Street, Blockhouse Bay Road, Brabham Place, Miranda Street, Otira Street, Ruahine Street, St Georges Road, Umbriel Lane, and Wolverton Street, Avondale; Addison Street, Armagh Road, Bellamy Place, Blockhouse Bay Road, Bolton Street, Busby Street, Castlewood Grove, Chaucer Place, Congreve Place, Connaught Street, Covic Avenue, Endeavour Street, Falkirk Street, Gilfillan Street, Heaphy Street, Kay Drive, Keats Place, Kendrick Place, Kinross Street, Lucknow Place, Marlowe Road, Matata Street, Meredith Street, Pitfire Place, Portage Road, Puketea Street, Swinburne Street, Tania Place, Taylor Street, Temuka Garden, Terracotta Drive, Ulster Road, and Wade Street, Blockhouse Bay; Godley Road, Hava Place, La Rosa Street, Lantana Road, Tauhara Street, Taupo Street, and Thuja Street, Green Bay; Archibald Road, Kelman Road, Netherlands Avenue, and Standage Lane, Kelston; Akehurst Avenue, Arahoe Road, Armstrong Place, Astley Avenue, Beverly Place, Bickleigh Grove, Blease Street, Boler Place, Bolton Street, Copplestone Place, Cutler Street, Davern Lane, Gardner Avenue, Golf Road, Hinau Street, Hutchinson Avenue, Lynwood Road, Miro Street, Pamela Place, Parker Avenue, Portage Road, Reiman Street, Rewa Street, Rickards Place, Rimu Street, Ryehill Close, Seabrook Avenue, Tane Street, Titirangi Road, Trojan Crescent, Willerton Avenue, and Woolley Avenue, New Lynn]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 090 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, West Coast Road, and Westward Ho Glen Eden; Cartwright Road Kelston; Tomo Street New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn]		
FS80	Elizabeth Westbrooke	Oppose	873.243	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta Drive, Ulster Road, Portage Road, Kumanu Lane, Congreve Place, Ochre Place, Chaucer Place, Matata Street, and Bolton Street Blockhouse Bay; Tahi Terrace Glen Eden, Titirangi Road, Fruitvale Road, Seabrook Avenue, Miro Street, Pine Street, Taroa Lane, Astley Avenue, Rimu Street, Reid Road, Binsted Road, Great North Road, Arawa Street, Islington Avenue, Ambrico Place, Trojan Crescent, Koromiko Street, Northall Road, Portage Road, Wattle Street, Gardner Avenue, Links Road, Durrant Place, Hinau Street, Nikau Street, Rata Street, Margan Avenue, Melview Place, Tane Street, Mayville Avenue, Caspian Close, Tiki Street, Karaka Street, Kohekohe Street, Maui Street, Hutchinson Avenue, Hill Crescent, Copplestone Place, Stolford Crescent, Dolan Place, Lynwood Road,	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Blockhouse Bay, Green Bay, and New Lynn. Refer to Appendix 2 Map 090 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Arran Street, and Great North Road Avondale; Addison Street, Heaphy Street, Lucknow Place, Kay Drive, Keats Place, Chaucer Place, Puketea Street, Bolton Street, Taylor Street, and Tania Place Blockhouse Bay; Taupo Street Green Bay; Armstrong Place, Springside Place, Seabrook Avenue, Arahoe Road, Sheridan Drive, Trojan Crescent, Parker Avenue, Hutchinson Avenue, Astley Avenue, Gilliam Street, Mason Street, Pamela Place, Boler Place, Pimento Place, Golf Road, Ryehill Close, Titirangi Road, Blease Street, Reiman Street, Willerton Avenue, Cutler Street, Beverly Place, Portage Road, Davern Lane, Gardner Avenue, Grandison Crescent, Woolley Avenue, Titchener Street, and Hinau Street New Lynn; Old Titirangi Road, Titirangi Road, Fairmount Road, South Lynn Road, Happeace Lane, Poturi Streams Avenue, and The Grove Titirangi] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.244	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Housing and Apartment Buildings Zone in parts of New Lynn, Avondale, New Windsor, Blockhouse Bay, Lynfield, and Mount Roskill. Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hillview Avenue, Avondale; Lewis Street, and Lynbrooke Avenue, Blockhouse Bay; Ball Place, Barkes Place, Gilletta Road, Graham Bell Avenue, John Davis Road, Nirvana Way, Parfitt Street, Paua Place, Richardson Road, Sally Crescent, Subritzky Avenue, Vivaldi Place, and Wayne Place, Mount Roskill; Bannister Place, Hillview Avenue, Humber Place, Laburnum Road, Marconi Place, Mersey Place, Peter Mulgrew Street, and Rosamund Avenue, New Windsor.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Blockhouse Bay Road, Brabham Place, Miranda Street, Pitcairn Place, Ruahine Street, Tiverton Road, and Wolverton Street, Avondale; Blockhouse Bay Road, Boundary Road, Crudge Street, Donovan Street, Eleanor Place, Endeavour Street, Exminster Street, Francis Curtis Avenue, Gill Crescent, Lewis Street, Lynbrooke Avenue, McFadzean Drive, Rathlin Street, Shipton Place, Wade Street, Whitney Street, and Windermere Crescent, Blockhouse Bay; Andes Place, Canberra Avenue, Caronia Crescent, Commodore Drive, Hillsborough Road, Oriana Avenue, Rangitane Place, Rangitiki Crescent, and The Avenue, Lynfield; Allison Street, Amazon Parade, Anita Avenue, Balfron Avenue, Battersby Avenue, Boyce Avenue, Burnett Avenue, Coleman Avenue, Cormack Street, Culdaff Place, Cullen Avenue, Denbigh Avenue, Denny Avenue, Dominion Road, Dominion Road Extension, Ellis Avenue, Ernie Pinches Street, Fairway Drive, Freeland Avenue, Freer Street, Gaynor Street, Gifford Avenue, Gilletta Road, Glenarm Avenue, Glynn Street, Graham Bell Avenue, Griffen Park Road, Haycock Avenue, Hillsborough Road, Howell Crescent, Ira Street, Jana Place, John Davis Road, Kotero Road, Kallu Crescent, Katavich Place, Kimber Hall Avenue, Kingshaven Close, Kinloch Avenue, Kopakopa Lane, Linden Street, Lynfield Place, Malcolm Street, Marion Avenue, Marshall Laing Avenue, May Road, Mayn Avenue, McAlister Place, McGowan Street, Mount Roskill Road, Nash Road, Nirvana Way, Ongaonga Lane, Oxley Avenue, Parfitt Street, Pascoe Street, Penney Avenue, Playfair Road, Radnor Road, Richardson Road, Robson Street, Sally Crescent, Sanft Avenue, Shenandoah Avenue, Stanton Terrace, Subritzky Avenue, Tory Street, Tropicana Drive, Vercoe Street, Vivaldi Place, Webster Avenue, Welsh Street, White Swan Road, William Blofield Avenue, Zambezi Lane, Zamora Lane, and Zeralto Lane, Mount Roskill; Bannister Place, Batkin Road, Brothers Street, Cordelia Place, Dickey Street, Humber Place, Khandallah Place, Laburnum Road, Maioro Street, Marconi Place, Mersey Place, Netherton Street, Peter Mulgrew Street, Rosamund Avenue, Roseville Street, Valonia Street, Westminster Street, and Whittle Place, New Windsor; Budgen Street, and Stranolar Drive, Waikowhai]		
FS80	Elizabeth Westbrooke	Oppose	873.245	Kāinga Ora		Urban Environment	Larger rezoning proposal
					Insert Height Variation Controls of 22m and 37m for various business zones in Blockhouse Bay, New Windsor, Mount Roskill and Lynfield . Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Boundary Road Blockhouse Bay; Orcades Place, Commodore Drive, and Hillsborough Road Lynfield; Sandringham Road Extension, Stoddard Road, Richardson Road, Dominion Road Extension, Hillsborough Road, Dominion Road, White Swan Road, Ellis Avenue, Glenarm Avenue, and May Road, Mount Roskill] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]		
FS80	Elizabeth Westbrooke	Oppose	873.246	Kāinga Ora		Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.247	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of New Lynn, New Windsor, Blockhouse Bay, and Mount Roskill. Refer to Appendix 2 Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Shoreham Street, Holbrook Street, Tiverton Road, Brabham Place, Pinewood Street, Blockhouse Bay Road, Pitcairn Place, and Miranda Street Avondale; Margate Road, Blockhouse Bay Road, Matata Street, Waianiwa Place, Kendrick Place, Puketea Street, MacLaurin Street, Cleland Crescent, Bolton Street, Tania Place, Taylor Street, Geneva Place, and Terry Street Blockhouse Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.248	Kāinga Ora	Apartment Buildings Zone in Three Kings and Royal Oak. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Three Kings, Mount Roskill, Hillsborough, Waikowhai, Epsom, Royal Oak, and Onehunga. Refer to Appendix 2, Map 092 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Buckley Road, and Liverpool Street, Epsom; Anahere Lane, Aramutu Road, Arundel Street, Bel Air Drive, Belfast Street, Budock Road, Farnol Street, Fickling Avenue, Frederick Street, Goodall Street, Gregory Place, Hendry Avenue, Herd Road, Hillsborough Road, Impala Place, Karakia Lane, Kathryn Avenue, Littlejohn Street, Locke Avenue, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Prakash Lane, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Southdown Rail Land, Staveley Avenue, Stephen Lysnar Place, and Sylvester Avenue, Hillsborough; Camellia Place, Hillsborough Road, Melrose Road, Melrose Road East, Rainford Street, Southdown Rail Land, Stamford Park Road, and Vic Butler Street, Mount Roskill; Hilstan Place, Queenstown Road, and Seacliffe Road, Onehunga; Bingley Avenue, and Quentin Avenue, Royal Oak.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buckley Road, Fairholme Avenue, Gladwin Road, Greenfield Road, Lauchlan Avenue, Lewin Road, Liverpool Street, Manukau Road, Pah Road, Selwyn Road, and Tuperiri Road, Epsom; Albrecht Avenue, Aldersgate Road, Alex Boyd Link, Bel Air Drive, Belfast Street, Budock Road, Carlton Street, Eaton Road, Frederick Street, Goad Crescent, Goodall Street, Haughey Avenue, Hendry Avenue, Herd Road, Hillsborough Road, Hira Way, Impala Place, Kathryn Avenue, Kelsey Crescent, Lilac Grove, Lindsay Place, Littlejohn Street, Locke Avenue, Mah Lane, Marie Avenue, McIlroy Avenue, Millard Street, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Staveley Avenue, Stephen Lysnar Place, Sunnyridge Place, Tynor Place, and Viking Avenue, Hillsborough; Baxter Street, Bremner Avenue, Britton Avenue, Camellia Place, Carr Road, Clinker Street, Coleman Avenue, Currie Avenue, Denbigh Avenue, Dominion Road, Florence Daly Place, Fred Woodward Place, Frost Road, Gerrard Street, Gifford Avenue, Glass Road, Halleys Place, Hillsborough Road, James Preston Avenue, May Road, McKinnon Street, Melrose Road East, Memorial Avenue, Milliken Avenue, Molley Green Place, Morrie Laing Avenue, Mount Albert Road, Mount Roskill Road, Nash Road, Radnor Road, Revel Avenue, Richardson Road, Skipper Avenue, Somerset Road, Whitmore Road, and Winstone Road, Mount Roskill; Arthur Street, Aumoana Lane, Bamfield Place, Beachcroft Avenue, Boyd Avenue, Forbes Street, Hilstan Place, Jackson Street, Manukau Road, Normans Hill Road, Pleasant Street, Queenstown Road, Rendcomb Place, Seacliffe Road, Southdown Rail Land, Symonds Street, Trafalgar Street, and Viewland Avenue, Onehunga; Beckenham Avenue, Benville Place, Epworth Avenue, Erson Avenue, Fernleigh Avenue, Goldstine Place, Goodland Street, Gorrie Avenue, Hollywood Avenue, Korma	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.249	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Three Kings, Mount Roskill, Hillsborough and Royal Oak. Refer to Appendix 2, Map 092. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Buckley Road, Epsom; Oakdale Road, Queenstown Road, Hillsborough Road, Belfast Street, and Frederick Street Hillsborough; Richardson Road, McKinnon Street, Dominion Road, Cambrai Avenue, and Mount Albert Road, Mount Roskill; Mount Albert Road, and Manukau Road Royal Oak; Mount Albert Road, and Louvain Avenue Three Kings]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.250	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Royal Oak, One Tree Hill, Onehunga,Oranga, Te Papapa, Greenlane, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, One Tree Hill, Onehunga, Oranga, Te Papapa, Greenlane, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paihia Road, Onehunga] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aliford Avenue, Ewenson Avenue, Rockfield Road, Titahi Street, and Wahanui Road, Ellerslie; Konini Road Greenlane; Campbell Road, One Tree Hill; Alfred Street, Amaru Road, Arapuni Avenue, Arthur Street, Athens Road, Blakey Street, Bond Place, Bow Place, Cameron Street, Cardwell Street, Catherine Street, Church Street, Colonel Nixon Street, Cowell Place, Edmonton Avenue, Galway Street, Gambia Place, Gosport Place, Grey Street, Harbour View Terrace, Hardington Street, Hill Street, Hornes Lane, Huapai Street, Hull Place, Jordan Avenue, Jubilee Avenue, Manukau Road, Maria Street, Mariri Road, Maroa Road, Matiere Road, Melville Place, Moana Avenue, Mount Smart Road, Mountjoy Place, Namata Road, Nissan Place, Normans Hill Road, Onehunga Mall, Oranga Avenue, Paihia Road, Park Gardens, Princes Street, Puka Street, Quadrant Road, Roosevelt Avenue, Santos Place, Selwyn Street, Smith Crescent, Southdown Rail Land, Spring Street, State Avenue, Taiere Terrace, Tawa Road, Torokina Place, Trafalgar Street, Treasury Place, Tuata Street, Victoria Street, Waitangi Road, Wallath Road, Waller Street, and Yates Street, Onehunga; Greenpark Road, Rockfield Road, Station Road, and Walls Road Penrose; Haydn Avenue, and Raurenga Avenue, Royal Oak; Captain Springs Road, Curzon Street, Felix Street, Grotto Street, Heretaunga Avenue, and Mays Road, Te Papapa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.251	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Royal Oak, Oranga, Te Papapa, Ellerslie, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Great South Road, Cawley Street, Stanway Place, Kalmia Street, Sultan Street, and Park Avenue Ellerslie; Mount Smart Road, Waitangi Road, and Manukau Road, Onehunga; Great South Road, Penrose; Manukau Road, Royal Oak; Mays Road, and Captain Springs Road, Te Papapa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.252	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, Onehunga, and Te Papapa. Refer to Appendix 2 Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.253	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Mount Wellington and Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ellerslie, Mount Wellington, and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gavin Street, and Wilkinson Road, Ellerslie; Allen Road, Aranui Road, Bailey Road, Barrack Road, Bass Road, Bertrand Road, Boakes Road, Commissariat Road, Cotswold Lane, Everton Place, Fitzgerald Road, Gunson Road, Italia Grove, Jarman Road, Lavas Place, Malone Road, Melton Road, Mount Wellington Highway, Mountain View Mews, Panama Road, Panorama Road, Penrose Road, Portman Road, Price Crescent, Railway Land, Rielly Place, Ruawai Road, Rydal Drive, Simmonds Lane, Skinner Road, Sofs Lane, Sophia Close, Spooner Lane, Whitford Avenue, Wilkie Place, Yee Place, and Young Road, Mount Wellington; Convamore Lane, Ireland Road, Peterson Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.254	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Ellerslie, Panmure and Mount Wellington. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Cawley Street Ellerslie] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.255	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in Mount Wellington and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Alcock Street, Wilkie Place, Bertrand Road, Panama Road, Boakes Road, Higgs Road, Bass Road, Almond Place, Waipuna Road, Barrack Road, Allen Road, Sophia Close, McCracken Road, Harwood Road, and Rielly Place Mount Wellington; Marine Lane, Waipuna Road East, and Convamore Lane Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.256	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington, Panmure, Pakuranga, Pakuranga Heights and Sunnyhills. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waipuna Road, Mount Wellington; Anthony Place, Aurea Avenue, Browns Avenue, Challinor Street, Dale Crescent, Dayspring Way, Dowling Place, Edgewater Drive, Fremantle Place, Jan Place, Kentigern Close, Kerswill Place, Latham Avenue, Mangos Place, Manor Park, Mattson Road, Millen Avenue, Osprey Street, Pakuranga Road, Pandora Place, Paradise Place, Paul Place, Pelorus Place, Purakau Lane, Raewyn Place, Riverina Avenue, Riverlea Avenue, Roseburn Place, Seven Oaks Drive, Snell Place, South Eastern Highway, Susanne Place, Swan Crescent, Tamaki Bay Drive, Ti Rakau Drive, Tiaka Place, Tiraumea Drive, Undine Street, Wheatley Avenue, Whiti Lane, and Williams Avenue, Pakuranga; Acmena Lane, Alton Terrace, Beechdale Crescent, Blyton Lane, Boys Place, Cardiff Road, Carmel Avenue, Carole Crescent, Chatsworth Crescent, Chevis Place, Downsview Road, Elizabeth Street, Ellesmere Crescent, Ennis Avenue, Fleur Avenue, Gerwyn Place, Glenside Avenue, Gossamer Drive, Goyal Lane, Grammar School Road, Grassways Avenue, Greenhill Crescent, Grove Lane, Heron Place, Jade Avenue, Johns Lane, La Trobe Street, Larne Avenue, Leewood Place, Manapouri Place, Marriott Road, Miramar Place, Nevada Avenue, Okareka Place, Okataina Street, Opal Avenue, Parkview Place, Paulange Place, Pikareka Lane, Pooley Street, Portadown Avenue, Reeves Road, Riverhills Avenue, Rosina Place, Rotoiti Avenue, Te Anau Place, Udys Road, Ussher Place, Waikaremoana Place, Wanaka Place, and Ware Place, Pakuranga Heights; Allenby Road, Armein Road, Bridge Street, Church Crescent, Cove Lane, Dunkirk Road, Finn Place, Kings Road, Queens Road, Riverview Road, Sunset View Road, Thompson Road, Waipuna Road, Waipuna Road East, and Watene Road, Panmure; Blue Gum Rise, Everingham Place, Glenmore Road, Luton Avenue, Meadway, Olena Avenue, Rosca Lane, Trust Place, Wilbur Place, and Willow Way, Sunnyhills]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.257	Kāinga Ora	Insert Height Variation Controls of 22m and 29m, for various business zones in Panmure, Pakuranga and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Reeves Road, Johns Lane, Udys Road, Cardiff Road, Manapouri Place, Ussher Place, and Gossamer Drive,Pakuranga Heights, and Pakuranga Road, Pakuranga] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.258	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in Mount Wellington, Panmure and Pakuranga, and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Carbine Road, and Jolson Road, Mount Wellington; Marine Lane, Waipuna Road East, Cove Lane, Convamore Lane, and Finn Place, Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.259	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Burswood, Pakuranga Heights, Highland Park, Botany Downs, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cambric Place, Channing Crescent, Citation Way, Diosma Place, Gillett Place, Gosford Drive, Kells Place, Kurnell Drive, Lexington Drive, Mirrabooka Avenue, Orinda Close, Photinia Place, Spears Place, St Simon Place, and Voltaire Court, Botany Downs; Atworth Way, Brompton Place, Burswood Drive, Corfield Way, Davington Way, Dulwich Place, Elderberry Road, Fernbrook Close, Foxley Place, Heathridge Place, Ifield Court, Kalgan Place, Kenwick Place, Lutana Place, Midvale Place, Nedlands Place, Robina Court, Sheldon Place, Shenton Place, Tullis Place, and Waylen Place, East Tamaki; Aberfeldy Avenue, Anure Place, Aviemore Drive, Benygloe Place, Bradbury Road, Cairngorm Place, Dalwhinnie Parade, De Quincey Terrace, Eske Place, Gwenand Place, Highland Park Drive, Kincraig Place, Kingussie Place, Lewisham Street, McCahill Views, Pitlochry Place, Veagh Place Highland Park, Bard Place, Bob Charles Drive, Botany Road, Chapel Road, Corta Bella Place, Edgar Pearce Place, Elliot Street, Frank Nobilo Drive, Golfland Drive, Kilkenny Drive, Mirabell Place, Pebble Beach Place, Pegler Drive, San Luis Place, Seneca Court, Simon Owen Place, Trovare Place, Union Road, Vincent Street, Wellington Street, West Fairway, and Westerham Drive, Howick; Amberwood Drive, Annalong Road, Artesia Close, Aviara Court, Bampton Rise, Bantry Court, Belgate Place, Ben Nevis Place, Braystones Place, Camerton Close, Campian Place, Carriage Close, Cherrywood Crescent, Daria Place, Eastridge Court, Edendale Road, Eiger Place, Fieldstone Court, Kilimanjaro Drive, Kingsgate Place, Matterhorn Crescent, Mellick Place, Millhouse Drive, Mt Blanc Place, Northpark Avenue, Orangewood Drive, Pajaro Place, Ravensdale Rise, Santa Ana Drive, Stellamaris Way, Summermist Drive, Tarnica Road, Tralee Terrace, Valnera Close, Whitford Road, Windsong Court, and Winton Court, Northpark; Pakuranga Road, Pakuranga; Archmillen Avenue, Beldon Place, Cascades Road, De Thiery Place, Ennis Avenue, Gossamer Drive, Harford Place, La Trobe Street, Marvon Downs Avenue, Megan Avenue, Ruhanui Lane, Tupaki Place, Walworth Avenue, and Wyman Place, Pakuranga Heights; Hemsway Place, Meadway, and Stanniland Street, Sunnyhills]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.260	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43m in various business zones in Pakuranga Heights, Highland Park, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Pigeon Mountain Road, Half Moon Bay; Aviemore Drive, and Fortunes Road, Highland Park; Botany Road, and Ridge Road,Howick; Pakuranga Road, Pakuranga; Reeves Road, and Ussher Place, Pakuranga Heights; Whiteacres Drive, Sunnyhills] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.261	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in Golflands and North Park. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Solana Court, and Headcorn Place, Botany Downs; Chapel Road, John Lister Close, Mirabell Place, West Fairway, The Green, Botany Road, Huaota Place, Cabaret Way, San Luis Place, Putter Place, Frank Nobilo Drive, Golfland Drive, Corta Bella Place, Jan Higgins Place, Cascades Road, and Trovare Place, Howick; Amberwood Drive, Ben Nevis Place, Anaheim Boulevard, Crescent Hills Court, Matterhorn Crescent, Artesia Close, Travers Place, Stellamaris Way, Orohena Close, San Jose Rise, Kilimanjaro Drive, Vesca Place, Santa Cruz Drive, Pajaro Place, Belsera Court, Santa Ana Drive, Delray Place, Orangewood Drive, Napa Court, Shannon Place, Oakridge Way, Amadeus Place, Campian Place, Cherrywood Crescent, Eiger Place, Astoria Place, Millhouse Drive, Cantora Avenue, Aviara Court, The Mews, and Mt Blanc Place, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.262	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Howick, Shelly Park and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick, Somerville, North Park and Cockle Bay. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Advene Road, Cockle Bay Road, Judkins Crescent, Pah Road, Sea View Terrace, and Shelly Beach Parade, Cockle Bay; Somerville Road, Howick;Chisbury Terrace, Estuary Views, John Gill Road, Lastel Place, Pohutukawa Avenue, Sandspit Road, Sunnyview Avenue, and Vale Road,Shelly Park] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bert Wilson Place Cockle Bay, Auden Close, Baird Street, Bronte Place, Cook Street, Covina Place, Drake Street, Four Trees, Gibraltar Street, Jane Eyre Drive, Kayeleen Place, Kerry Dell, Meadowland Drive, Minerva Terrace, Moore Street, Paparoa Road, Sale Street, Tanglewood Place Howick, Ayrshire Place, Clydesdale Avenue, Corriedale Place, Edendale Road, Highgate Place, Kentville Place, Larkin Place, Leicester Parade, Merino Avenue, Nathan Close, Nicholas Road, Perendale Close, Pintner Place, Renway Rise, Sandalwood Place, Simmental Crescent, Whitford Road Northpark.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.263	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of Shamrock Park and North Park. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Chapel Road, Howick; San Jose Rise, Santa Cruz Drive, Delray Place, The Mews, and Santa Ana Drive, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.264	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Konini and Titirangi. Refer to Appendix 2, Map 099 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atkinson Road, Daffodil Street, Longfellow Parade, Wirihana Road, and Woodfern Crescent, Titirangi]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.265	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Green Bay and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mitchell Street, and Taunton Terrace, Blockhouse Bay; Harrybrook Road, Portage Road Green Bay, Staincross Street, and Takahe Road, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Avonleigh Road, Barron Drive, Bishop Street, Cajero Place, Cliff View Drive, Godley Road, La Rosa Street, Lex Avenue, and Vardon Road, Green Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.266	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Zone in Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Godley Road, Green Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.267	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Blockhouse Bay, Lynfield and Waikowhai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Blockhouse Bay, Lynfield and Waikowhai. Refer to Appendix 2, Map 101 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Blockhouse Bay Road, Blockhouse Bay; Cape Horn Road, Waikowhai; Fairsea Place, Mount Roskill; Godwit Place, Lynfield] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Canberra Avenue, Caronia Crescent, Oriana Avenue, Rangitata Place, and The Avenue, Lynfield; Halsey Drive, James Tyler Crescent, and Stanton Terrace, Mount Roskill]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.268	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Waikowhai, Hillsborough and Mangere Bridge. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hillsborough. Refer to Appendix 2, Map 102 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aldersgate Road, Hillsborough; Ambury Road,Mangere Bridge; Ben James Drive, Hillsborough Road, Rajan Place, and Saran Place, Mount Roskill] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Hillsborough Road, and Aldersgate Road, Hillsborough; Hillsborough Road, and Rebecca Rise, Mount Roskill]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.269	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere Bridge and Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere Bridge and Favona. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Asics Drive, Dewhurst Place, Favona Road, Forbes Road, Lolim Place, Mary Place, Norana Avenue, Opawa Crescent, Peachwood Place, and Tomes Lane, Favona; Donnell Avenue, Katatai Street, Kingfisher Place, Shayla Place, Walmsley Road, and Waterview Road, Mangere; Church Road, Conifer Lane, Crawford Avenue, Kamaka Road, Kapuka Road, Kiwi Esplanade, Koru Street, Mahunga Drive, McIntyre Road, Mona Avenue, Mountain Road, Ngaio Avenue, Putini Road, Ridgemount Rise, Scott Avenue, Shortt Avenue, Tainui Terrace, Taylor Road, Wallace Road, and Whakahui Lane, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Asics Drive, Cardrona Place, Dewhurst Place, Favona Road, Harania Avenue, and Wakefield Road, Favona; Ceasar Place, Clare Place, Katatai Street, Miller Road, Robertson Road, Roy Douglas Place, Shayla Place, Te Motu Way, Tilberg Street, and Walmsley Road, Mangere; Church Road, Coronation Road, Crawford Avenue, Domain Lane, Domain Road, Dunstall Place, Hastie Avenue, Hocken Place, Kaihua Terrace, Kamaka Road, Kiwi Esplanade, Kohanga Road, Koru Street, Market Cove Road, McIntyre Road, Mikoikoi Crescent, Miller Road, Miro Road, Mountain Road, Patiti Parade, Rimu Road, Scott Avenue, Tanners Road, Taylor Road, Waterfront Road, and Woodward Avenue; Mangere Bridge]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.270	Kāinga Ora	Insert Height Variation controls of 22m and 29m for the Business - Mixed Use Zone in Onehunga. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga; Crawford Avenue, Coronation Road, Miro Road, Hastie Avenue, and McIntyre Road, Mangere Bridge] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga Mall, Selwyn Street, Neilson Street, and O'Rorke Street; Onehunga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.271	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Favona, Mount Wellington and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abiru Crescent, Favona Road, Lolim Place, Norana Avenue, Parkstone Place, and Peachwood Place, Favona; Archboyd Avenue, Mangere East] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Meadow Street, Mount Wellington Highway, New Brighton Road, Parry Road, Portage Road, and Walters Road, Mount Wellington; Albert Street, Alexander Street, Avalon Court, Avenue Road, Awa Street, Chelsea Avenue, Church Street, Fairburn Road, Fort Richard Road, Golf Avenue, Haumako Place, High Street, Hutton Street, Jack Browne Place, Jellicoe Street, Kuranui Place, Lippiatt Road, Luke Street, Mangere Road, Middlemore Road, Monterey Avenue, Nelson Street, Ngaio Street, Nikau Road, Nixon Avenue, Papaku Road, Park Avenue, Petrie Place, Princes Street, Pukeora Road, Rodney Street, Ronaki Road, Sturges Avenue, Tahatai Street, Tamaki Avenue, Todd Place, Trenwith Street, Waikare Road, Walmsley Road, and Water Street, Otahuhu]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.272	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mount Wellington Highway, and Hillside Road, Mount Wellington; Princes Street, Queen Street, Luke Street, Atkinson Avenue, Station Road, Moa Street, Great South Road, Nikau Road, Huia Road, Albion Road, Marjorie Jayne Crescent, Arataki Lane, Mangere Road, Fort Richard Road, Avenue Road, High Street, Fairburn Road, Ngaio Street, and Nelson Street, Otahuhu] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.273	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in Mount Wellington. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Sophia Close, and McLennan Road, Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.274	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Otahuhu, Mount Wellington, Pakuranga and Otara. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Frank Grey Place, Otahuhu] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Springs Road, East Tamaki; Trenwith Street, and Water Street, Otahuhu; Angus Street, Antrim Crescent, Johnstones Road, Matamata Place, Nairn Place, Oroua Place, Pearl Baker Drive, Perth Street, Springs Road, Tyrone Street, and Valder Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.275	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in part of Otahuhu. Refer to Appendix 2, Map 105. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Otahuhu]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.276	Kāinga Ora	Insert a Height Variation Control of 18m for part of a non-specified residential zone in Mount Wellington. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Jolson Road, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.277	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in East Tamaki Heights. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of East Tamaki, Greenmount, Huntington Park, Burswood, Golflands, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: East Tamaki Road, East Tamaki; Point View Drive, East Tamaki Heights; Gracechurch Drive, Flat Bush] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Annamoe Place, Anrath Close, Ardkeen Place, Armoy Drive, Attymon Lane, Ballybay Road, Balrath Road, Banville Road, Belcoo Crescent, Brosna Place, Caltra Place, Campile Close, Carousel Crescent, Clavoy Place, Craigavon Drive, Derg Place, Dunloy Place, Erne Crescent, Feeny Crescent, Franshell Crescent, Gilford Place, Glanmire Place, Glastry Close, Gortin Close, Gransna Lane, Guys Road, Hampervale Place, Kalberry Place, Kaseng Place, Kellaway Drive, Kelvin Hart Drive, Kilbaha Close, Kippure Close, Lilybank Crescent, Middlefield Drive, Monash Place, Mordane Place, Premwood Road, Redcastle Drive, Rialto Court, Sayes Close, Shankill Place, Sheddings Lane, Shrule Place, Skip Lane, Smales Road, Snave Place, Srah Place, Thornbury Crescent, Walter Haddrell Crescent, Wando Lane, Wayne Francis Drive, William Woods Court, Willowbank Close, and Zara Court, East Tamaki; Heyington Way, and Point View Drive, East Tamaki Heights; Baltersan Drive, Banshire Close, Barcaldine Road, Borthwick Close, Chapel Road, Cyril French Drive, Dalcross Drive, Duntrune Road, Earlshall Drive, Edzell Close, and Gracechurch Drive, Flat Bush; Armstrong Farm Drive, Bejoy Rise, Brailsford Court, Brooke Ridge Rise, Burnaston Court, Canonbie Place, Chapel Road, Claremont Way, Conacher Close, Dairyland Drive, Delmont Close, Dromora Close, Drumquin Rise, Dunvegan Rise, Eaglemont Drive, Fairbairn Place, Fairfield Lane, Faldo Drive, Gilnockie Close, Golfland Drive, Hinckley Court, Isaac Place, John Brooke Crescent, Keenagh Rise, Kilkenny Drive, Kilsyth Way, Lansell Drive, Limerick Place, Mangerton Lane, Moyrus Crescent, Navan Place, Nephin Place, Newbliss Crescent, Owenbeg Rise, Penwood Close, Pikao Place, Point View Link, Skye Road, Westerham Drive Howick, Anaheim Boulevard, Annalong Road, Etwall Court, Maldon Court, and Santa Ana Drive, Northpark]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.278	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in East Tamaki Heights, Huntington Park, Golflands and Shamrock Park. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Chapel Road, Flat Bush] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive, Kellaway Drive, Amera Place, Millington Place, Oneroa Road, Beragh Place, Brittas Place, Kanturk Close, Marlon Lane, St Leger Close, Aclare Place, Wayne Francis Drive, Lushington Place, Kippure Close, Boderg Way, Leixlep Lane, Srah Place, Caltra Place, Cottesmore Place, Sayes Close, Lilybank Crescent, Brinlack Drive, Quartley Place, Halstead Place, Borris Close, Lurgan Drive, Franco Lane, Campile Close, Franshell Crescent, Smales Road, Saidia Place, Aaronville Way, Kaseng Place, and Te Koha Road, East Tamaki; Chapel Road, Flat Bush; Spalding Rise, Montecito Place, Fintona Place, Bob Charles Drive, Moycullien Lane, Ballycullanie Place, Inagh Close, Kilkenny Drive, Limerick Place, Glencullen Place, Glanworth Place, Golfland Drive, Westerham Drive, Ridgefield Lane, Nad Place, Chapel Road, Hinckley Court, Pikao Place, Mulroy Place, Simon Owen Place, Tiger Drive, Maghera Drive, Balbriggan Rise, Keppoch Court, Mohill Place, Bunker Rise, Emyvalie Place, Dannemora Drive, Bard Place, Keenagh Rise, Mullagh Place, Gilnockie Close, Newinn Crescent, Hagen Close, Puma Drive, Nagle Place, Brailsford Court, Ko Lane, Newbliss Crescent, Magee Place, Nier Place, Moyrus Crescent, Claremont Way, Ardagh Place, Tolben Place, Monivea Place, Millisle Place, Botany Road, Athenry Place, Faldo Drive, Carniew Place, Eaglemont Drive, MacNean Drive, Castlemaine Close, Annagary Rise, Newry Close, Mellefont Close, Isaac Place, Moy Place, John Brooke Crescent, Fairfield Lane, Naul Place, Nephin Place, Trovare Place, Magilligan Close, Belsomet Place, Els Close, Howden Lane, Corta Bella Place Howick, Ravensdale Rise, Uldale Place, Keswick Close, Tarnica Road, Aspatria Place, Bowscale Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Arrathorne Place, Ambleside Drive, Bampton Rise, Kilimanjaro Drive, Fencotie Place, Tralee Terrace, Thirlmere Rise, Embleton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place Northpark; Ti Rakau Drive, Pakuranga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					North Park, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Willowbank Close, William Woods Court, Dunloy Place, Corrofin Drive, Walter Haddrell Crescent, Lilybank Crescent, Gilford Place, Redcastle Drive, Wando Lane, Sheddings Lane, Lamberg Close, Bernish Place, Ballyward Close, Glastry Close, Clavoy Place, Craigavon Drive, Banville Road, Adrigole Place, Verley Rise, Franshell Crescent, Shingleton Lane, East Tamaki Road, Belcoo Crescent, and Feeny Crescent, East Tamaki; Fermanagh Place, Point View Drive, Maureen Close, Sommet Place, Roxborough Place, Fortuna Place, Lavina Court, Alan John Place East Tamaki Heights, and Gracechurch Drive, Flat Bush; Eynsham Court, Penwood Close, Drumquin Rise, Michael Richard Place, Skye Road, Delmont Close, Lansell Drive, Burnaston Court, Hinckley Court, Westerham Drive, Fairbairn Place, Armstrong Farm Drive, Brooke Ridge Rise, Bejoy Rise, Owenbeg Rise, Kinmont Rise, Mangerton Lane, Point View Link, Navan Place Howick, Anaheim Boulevard, Santa Ana Drive, and Maldon Court, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Redcastle Drive, Feeny Crescent, Gransna Lane, Rialto Court, Middlefield Drive, Lilybank Crescent, Ardkeen Place, Kaseng Place, Carousel Crescent, Ballybay Road, Kelvin Hart Drive, Wayne Francis Drive, Quartley Place, Smales Road, Kilbaha Close, Shankill Place, Attymon Lane, Caltra Place, Anrath Close, Erne Crescent, Balrath Road, Wando Lane, Huntington Drive, Sayes Close, Srah Place, Guys Road, Sheddings Lane, Armoy Drive, Shrule Place, Brosna Place, Belcoo Crescent, Kellaway Drive, Dunloy Place, Corrofin Drive, Franshell Crescent, Clavoy Place, Campile Close, Gilford Place, St Leger Close, Snave Place, and Verley Rise, East Tamaki; Heyington Way and Point View Drive, East Tamaki Heights; Chapel Road, Flat Bush; Chapel Road, Kilkenny Drive, Armstrong Farm Drive, Conacher Close, Penwood Close, Pikao Place, Moyrus Crescent, Kilsyth Way, Owenbeg Rise, Inagh Close, Newbliss Crescent, Dunvegan Rise, Hinckley Court, Nephin Place, Dairyland Drive, Mullagh Place, Delmont Close, Balbriggan Rise, Dromora Close, Gilnockie Close, Burnaston Court, Navan Place, Drumquin Rise, Westerham Drive, Fairfield Lane, Fairbairn Place, Point View Link, Bejoy Rise, Skye Road, Limerick Place, Brailsford Court, John Brooke Crescent, Claremont Way, Brooke Ridge Rise, Ardagh Place, Lansell Drive, Annagary Rise, Isaac Place, Canonbie Place, Nad Place, Monivea Place, Ridgefield Lane, Keenagh Rise, Eaglemont Drive, and Mangerton Lane, Howick; Annalong Road, Mellick Place, Tralee Terrace, Kingsgate Place, Santa Ana Drive, Artesia Close, Maldon Court, Etwall Court, Napa Court, Anaheim Boulevard, and Bantry Court, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh		
FS80	Elizabeth Westbrooke	Oppose	873.279	Kāinga Ora	Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive,	Height	Residential Height - Technical Elements (storeys to height)
FS80	Elizabeth Westbrooke	Oppose	873.280	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of East Tamaki Heights and Dannemora. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Fermanagh Place, Maureen Close, Sommet Place, Point View Drive, and Lavina Court, East Tamaki Heights; Eynsham Court, Burnaston Court, Westerham Drive, Armstrong Farm Drive, Michael Richard Place, and Drumquin Rise Howick; Maldon Court, and Anaheim Boulevard, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.281	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Crosties Crescent, Heda Loop, Hirere Road, Lark Lane, Le Coz Road, Saleyard Road, Strachan Road, Whitford Park Road, Whitford-Maraetai Road, and Woodlanding Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.282	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 108 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Woodlanding Road, Strachan Road, Hirere Road, Heda Loop, Lark Lane, Saleyard Road, and Le Coz Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.283	Kāinga Ora	Apartment Buildings Zone in Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere, Mangere East and Favona. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Opawa Crescent, Favona; Ashmore Place, Austin Brave Place, Calthorp Close, Cullinan Avenue, Curlew Place, Cyclamen Road, Donnell Avenue, Fareti Place, Farnborough Crescent, Fatafehi Place, Hall Avenue, Jaylo Place, Kambalda Street, Kirkbride Road, Kohinoor Avenue, Koko Mews, Korimako Avenue, Lili Chen Way, Manston Road, Masters Place, McKenzie Road, Michelle Place, Miller Road, Naylors Drive, Outrigger Place, Plumley Crescent, Rehua Place, Stardon Place, Tapuwae Way, Tarata Crescent, Umu Place, Walmsley Road, and Westney Road, Mangere; Kapuka Road, Mountain Road, Peng Place, Toatoa Place, and Wallace Road, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Atiu Place, Borlase Lane, Burbridge Road, Cameo Court, Enuamanu Road, Gadsby Road, Harania Avenue, Langiola Drive, Regalwood Place, Royalpark Place, and Wakefield Road, Favona; Agar Place, Alderson Lane, Ansty Place, Ara Reti, Ari Lane, Ashgrove Road, Ashmore Place, Avro Place, Awhina Street, Bader Drive, Bede Place, Bingara Place, Calthorp Close, Cape Road, Caravelle Close, Ceasar Place, Cessna Crescent, Cessna Place, Chine Place, Chingford Close, Cinnamon Road, Comet Crescent, Convair Crescent, Cornwall Road, Corsair Crescent, Court Town Close, Curlew Place, Cyclamen Road, Deborah Place, Desford Place, Dole Place, Donnell Avenue, Duggan Avenue, Electra Place, Elmdon Street, Fairey Place, Fareti Place, Farnborough Crescent, Fatafehi Place, Forbury Place, Friesian Drive, Hall Avenue, Harriet Street, Harvard Place, Harwell Place, Heyford Close, Hinau Road, Humphreys Place, Idlewild Avenue, Ilford Crescent, Imrie Avenue, Jaylo Place, Jordan Road, Kambalda Street, Kanorau Place, Kaokao Lane, Kelburn Lane, Kemble Close, Kenton Lane, Killington Crescent, Kirkbride Road, Kitea Place, Kohinoor Avenue, Korimako Avenue, Lawford Place, Leeson Place, Lympne Lane, Manston Road, Mariner Street, Mascot Avenue, Massey Road, Masters Place, McKenzie Road, Mikasa Place, Miller Road, Molesworth Place, Morewood Lane, Naylors Drive, Nevis Place, Nicola Place, Norton Place, Norwalk Crescent, Novak Place, Orly Avenue, Orville Place, Otaimako Place, Paine Place, Pate Crescent, Peninsula Road, Pershore Place, Pito Place, Plumley Crescent, Prangley Avenue, Proctor Place, Pukaki Road, Purley Place, Retreat Drive, Reward Place, Richard Road, Robertson Road, Rock Daisy Crescent, Roy Douglas Place, Rush Place, Saybrook Place, Secoia Crescent, Shayla Place, Solent Street, Sperry Place, Stardon Place, Staverton Crescent, Tacon Place, Tagata Way, Tarata Crescent, Teo Lane, Thomas Road, Tidal Road, Tilberg Street, Tioro Lane, Tirau Place, Tranent Road, Tua Place, Tussock Avenue, Upwood Place, Valiant Street, Ventura Street, View Road, Vimy Place, Viscount Street, Walmsley Road, Watchfield Close, Wayne Drive, Welby Place, Westney Road, and Windrush Close,	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.284	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Zone in Mangere and Mangere East. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Idlewild Avenue, Kirkbride Road, McKenzie Road, and Imrie Avenue, Mangere, Wickman Way, Ashley Avenue, and Robertson Road, Mangere East]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.285	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Mangere East, Middlemore, and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bicknell Road Favona Archboyd Avenue, Blake Road, Celia Place, Haddon Street, Raglan Street, Skipton Street, Tennessee Avenue, Vine Street, and Wood Avenue, Mangere East; Baldwin Street, Beatty Street, Jane Cowie Avenue, and Jellicoe Street, Otahuhu; Lendenfeld Drive, and Malaspina Place, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Savill Drive, Favona; Cinnamon Road, Colin Street, Massey Road, Rock Daisy Crescent, Tidal Road, and Tussock Avenue, Mangere; Allen Street, Beryl Place, Bodmin Place, Buckland Road, Calvert Avenue, Carnac Place, Chadwick Crescent, Chaplin Street, Cheviot Street, Chisholm Place, Cleek Road, Courtenay Crescent, Daniel Avenue, Driver Road, Earlsworth Road, Eden Street, Ensor Place, Ewart Road, Ferguson Street, Ganges Avenue, Gardiner Grove, Geoffrey Place, George Street, Graeme Avenue, Gray Avenue, Hain Avenue, Hallberry Road, Hardie Street, Henwood Road, Hokianga Street, Jacqueline Place, James Street, John Street, Kairanga Street, Landon Avenue, Lavinia Crescent, Linnet Place, Lotus Lane, Malcolm Place, Massey Road, May Road, Mayflower Close, McBurney Place, Miami Street, Moffitt Place, Raglan Street, Robertson Road, Robyn Place, Rod Place, Rosella Road, Royton Avenue, Staines Avenue, Steven Street, Tennessee Avenue, Thompson Street, Tiari Place, Vine Street, Viola Avenue, Von Sturmer Street, Walter Street, Wedgwood Avenue, William Street, Winthrop Way, and Yates Road, Mangere East; Beatty Street, Chelsea Avenue, Cracroft Street, Great South Road, Jane Cowie Avenue, Jellicoe Street, Mangere Road, McDonald Place, Middlemore Road, Nelson Street, and Tamaki Avenue, Otahuhu; Ashlynne Avenue, Barrie Avenue, Buckland Road, Cambourne Road, Camden Place, Coates Road, Deepak Lane, Deering Place, Dewan Lane, Franklin Avenue, Glenmary Place, Gordon Road, Grange Road, Gray Avenue, Great South Road, Landon Avenue, Lansdown Avenue, Laureston Avenue, Lochinver Road, Malaspina Place, McCullough Avenue, McDonald Road, McLean Avenue, Middlemore Crescent, Milton Road, Nogat Avenue, Omana Road, Park Avenue, Peverill Crescent, Phoenix Place, Picton Street, Portage Road, Rangitoto Road, Rosebank Road, Ross Avenue, Shirley Road, Station Road, Swaffield Road, Trimmer Terrace, Troon Place, and Woolfield Road, Papatoetoe]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.286	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Savill Drive, Favona; Massey Road, Wickman Way, Rosella Road, Yates Road, Miami Street, Gray Avenue, and Graeme Avenue, Mangere East; Cracroft Street, Jellicoe Street, Great South Road, Mangere Road, Ngaio Street, and Nelson Street, Otahuhu; Swaffield Road, and Gray Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.287	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Building Zone in Papatoetoe. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.288	Kāinga Ora	Rezone the Coastal - Coastal Transition Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Middlemore. Refer to Appendix 2, Map 113 of the submission.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.289	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kimpton Road, and Stonex Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Crescent, Ashton Avenue, Bairds Road, Berrett Place, Blampied Road, Bolton Place, Bond Street, Capstick Road, Carey Place, Clarkson Crescent, Clayton Avenue, Clyde Road, Cobham Crescent, Cooper Crescent, Cosmo Place, Craig Place, Crown Crescent, Dairy Road, Dawson Road, Doughty Place, East Tamaki Road, Edward Avenue, Eileen Lane, Everitt Road, Ferguson Road, Fisher Crescent, Flat Bush Road, Flinders Place, Franich Street, Franklyne Road, Garrett Place, Grant Avenue, Grundy Place, Gubb Place, Hamill Road, Harwood Crescent, Haumia Way, Hills Road, Johnstones Road, Largo Lane, Lawrence Place, Leslie Place, Lester Lane, Nola Crescent, Otara Road, Palermo Place, Pearl Baker Drive, Preston Road, Ravenna Way, Ross Avenue, Springs Road, Stainton Place, Tate Place, Terry Place, Tindall Crescent, Tosca Place, Valder Avenue, Velvet Crescent, Waipapa Crescent, Whitley Crescent, and Williams Crescent, Otara; Alexander Avenue, Allenby Road, Avis Avenue, Bernard Street, Birdwood Avenue, Brooklyn Avenue, Carlie Street, Carruth Road, Caspar Road, Central Avenue, Cornwall Road, Dingwall Place, Dryden Avenue, East Tamaki Road, Esperanto Road, Fraser Road, Fyfe Avenue, Glen Avenue, Great South Road, Guide Place, Hamilton Road, Huia Road, Kakaho Way, Kimpton Road, Kolmar Road, Lloyd Avenue, Mangarata Avenue, Margan Avenue, Matawaka Lane, Matuhi Grove, Matuku Place, Morris Avenue, Motatau Road, Nicholson Avenue, Omana Road, Overton Road, Pamir Road, Parera Place, Parson Lane, Pembroke Street, Philip Street, Plymouth Place, Pukeko Place, Rangitoto Road, Regent Street, Scott Road, Sean Fitzpatrick Place, Shahkot Way, St George Street, Stonex Road, Sunnyside Crescent, Sutton Crescent, Tui Road, Tukutuku Lane, Victory Road, Warou Way, Warwick Avenue, Watson Place, Wentworth Avenue, Weston Avenue, Wilmay Avenue, and Wilmshurst Avenue, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.290	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Zone in Papatoetoe and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Everitt Road, East Tamaki Road, Pearl Baker Drive, Johnstones Road, Velvet Crescent, and Ashton Avenue, Otara; Great South Road, and Kimpton Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.291	Kāinga Ora	Insert Height Variation Controls of 18m, 29 and 37m for various residential zones in Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Awatere Street, Preston Road, Waimate Street, Piako Street, Clutha Crescent, Aria Place, Boundary Road, and Flat Bush Road, Otara, Pembroke Street, Caspar Road, Dennis Road, Bruce Place, Ranum Road, Tui Road, Pamir Road, Esperanto Road, Thorn Place, and Lloyd Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Omagh Avenue, Coronation Road, Weston Avenue, Kakaho Way, Wentworth Avenue, Margan Avenue, Rangitoto Road, St George Street, Norfolk Place, Kolmar Road, Dryden Avenue, Shirley Road, Wilmay Avenue, Coates Road, Paton Avenue, Oakland Avenue, Glen Avenue, Warwick Avenue, Shahkot Way, Dunnotar Road, Kingswood Road, Carruth Road, Central Avenue, Guide Place, and Detro Street, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Caspar Road, Lloyd Avenue, Pamir Road, Esperanto Road, Brooklyn Avenue, Dennis Road, Pembroke Street, and Thorn Place, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.292	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose - Māori Purpose Zone in Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Alexander Crescent, and Otara Road, Otara]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.293	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Chapel Downs, Donegal Park, Otara, Ormiston, Flatbush and Mission Heights. Refer to Appendix 2, Map 115 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Te Irirangi Drive, Clover Park; Accent Drive, Agapanthus Place, Alvre Place, Breon Place, Bushpark Place, Cambrian Crescent, Dione Place, Erica Road, Glasson Avenue, Hampervale Place, Heidi Crescent, Magnolia Place, Maypark Crescent, Middlefield Drive, Pertosa Drive, Savona Drive, Spenbrooke Road, and Wayne Francis Drive, East Tamaki; Ainwick Road, Amon Avenue, Argento Avenue, Arranmore Drive, Aster Place, Aviano Close, Ballindrait Drive, Baverstock Road, Beggs Way, Bezar Place, Birchlands Road, Blowers Place, Bowmore Close, Bridgefield Crescent, Broadhurst Road, Broberg Lane, Bronwylian Drive, Brookview Drive, Bruckless Drive, Cahir Place, Caldecote Place, Camith Close, Carrick Glen Avenue, Carrickdawson Drive, Cashmore Place, Chapel Road, Charlestown Drive, Citron Court, Clady Drive, Clomell Drive, Coachman Drive, Concepts Way, Conti Drive, Coolaghy Drive, Courtvale Place, Cousins Road, Creeve Place, Cyril French Drive, Danielle Place, Darion Drive, Dawson Road, Deerfield Place, Donegal Park Drive, Dowd Place, Dromoland Drive, Drumston Place, Dunkineely Road, Dunoon Close, Duntrune Road, Eastland Road, Edingale Court, Elwyn Close, Eric Rush Place, Eroni Clarke Close, Farmdale Court, Fernloche Place, Flat Bush School Road, Fong Road, Frank Bunce Grove, Friar Close, Geranium Avenue, Gerolds Place, Glen Osborne Terrace, Gortnest Place, Gracechurch Drive, Greenbrooke Drive, Gretton Court, Hansworth Place, Hawkley Close, Helianthus Avenue, Hikuawa Road, Howith Street, Hughs Way, Ian Jones Court, Janway Avenue, Jeffs Road, Jerpoint Drive, John Broad Place, Karson Place, Kawa Drive, Kensway Drive, Kerrykeel Drive, Kestev Drive, Kildare Road, Killarney Drive, Kira Road, Ksenia Drive, Listack Drive, Lorenzo Way, Louis Braille Lane, Malahide Drive, Manchester Drive, Mandival Avenue, Manning Rise, Marc Ellis Place, McCathie Drive, McKittrick Avenue, Medvale Avenue, Michael Jones Drive, Monique Place, Multose Drive, Murphys Road, Noble Court, Norwood Drive, Nuneaton Drive, Oakhurst Avenue, Oakville Avenue, Olga Road, Ormiston Road, Oswald Close, Pennygale Close, Plantation Avenue, Powercourt Drive, Quattro Avenue, Reno Way, Riviera Drive, Robin Brooke Drive, Rohi Place, Roseborough Place, Ruia Road, Sai Street, Sambrooke Crescent, Schoombie Drive, Seresin Crescent, Shandon Street, Shelby Lane, Silvana Drive, Silverwood Drive, Skelligs Drive, Slipper Avenue, Springside Drive, Stancombe Road, Stonebrooke Lane, Stornaway Drive, Sunglade Grove, Sunshine Lane, Sycamore Street, Thyme Court, Timmer Road, Tinturn Place, Titchmarsh Crescent, Tofane Lane, Tonu'U Court, Topland Drive, Tsar Court, Urney Drive, Valderama Drive, Vidiri Court, Villarosa Lane, Walter Little Way, Warren Way, Watersfield Place, Whetstone Road, Woodberry Drive, and Yulia Road, Flat Bush; Bahama Place, Belinda Avenue, Caserta Place, Dawson Road, Flat Bush Road, Jodie Place, Norrie Smith Avenue, Othello Drive, Penion Drive, Ravenna Way, Serai Place, Serenity Place, and Zelda Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.294	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Donegal Park. Refer to Appendix 2, Map 115. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Carrickdawson Drive, Castlebane Drive, Donegal Park Drive, Freshland Drive, Hikuawa Road, Ksenia Drive, Puruatanga Drive, Raumaota Road, and Repehina Road, Flat Bush]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.295	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at East Tamaki, Flat Bush, and Ormiston. Refer to Appendix 2, Map 115. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Te Irirangi Drive, Clover Park; Bishop Lenihan Place, Bishop Dunn Place, and Ormiston Road East Tamaki; Florence Carter Avenue, Chapel Road, Arranmore Drive, Murphys Road, and Te Irirangi Drive, Flat Bush]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.296	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Flat Bush and Ormiston. Refer to Appendix 2, Map 116 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jeffs Road, Seresin Crescent, Norwood Drive, Mandeville Avenue, and Silvana Drive, Flat Bush]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.297	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Kawakawa Bay. Refer to Appendix 2, Map 117. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clevedon Kawakawa Road, Kawakawa Bay Coast Road, and Kawakawa-Orere Road, Clevedon; Banks Road, Bertram Road, Clevedon Kawakawa Road, Cottonwood Place, Ferndale Drive, Karaka Road, Karawa Place, Mihaka Road, and Rautawa Place, Kawakawa Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.298	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Ihumātao. Refer to Appendix 2, Map 118. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Oruarangi Road, Mangere]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.299	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere. Refer to Appendix 2, Map 119 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chayward Place, Jaylo Place, Naylors Drive, Nga Waka Place, Shah Lane, Sid Place, and Waldos Way, Mangere.] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brunswick Rise, Cyclamen Road, Fitchburg Place, Peninsula Road, and Secoia Crescent, Mangere]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.300	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Puhinui and Paptoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Burrell Avenue, and Noel Burnside Road, Manukau Central; Alabaster Drive, Caringbah Drive, Claude Avenue, Ferndown Avenue, Heathberry Close, Hillside Road, Lismore Place, Narada Place, Olive Crescent, Puhinui Road, and Selfs Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alabaster Drive, Chestnut Road, Fenton Street, Ferndown Avenue, Gifford Road, Heathberry Close, Hillcrest Road, Hillside Road, Kenderdine Road, Komako Place, Margaret Road, Orona Way, Pah Road, Ramsey Street, Sabi Place, Sumner Street, Tutere Road, Vigo Place, and Wyllie Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.301	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pah Road, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.302	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Papatoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.303	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Puhinui, and Manukau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manukau, Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Plunket Avenue, Manukau Central; Atkinson Avenue, Ballance Avenue, Brett Avenue, Clendon Avenue, Freyberg Avenue, Puhinui Road, Ranfurly Road, Seddon Avenue, Stafford Avenue, and Tukutuku Lane, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Almay Place, Arden Court, Astral Place, Chamade Place, Charntay Avenue, Coty Place, Courant Place, Derrimore Heights, Diorella Drive, Espada Place, Eterna Place, Greenstone Place, Jontue Place, Juvena Place, Leila Place, Pulman Place, Sandrine Avenue, Sena Place, Seton Place, Shalimar Place, Sikkim Crescent, Te Irirangi Drive, Townley Place, and Ulay Place, Clover Park; Ancona Lane, Andover Way, Banksia Place, Boeing Place, Chieftain Rise, Everglade Drive, and Piper Place, Goodwood Heights; Amethyst Place, Birchlea Rise, Druces Road, Great South Road, Inverell Avenue, Ixia Place, Kerrs Road, Laurelia Place, Leith Court, Norman Spencer Drive, Plunket Avenue, Rata Vine Drive, Redoubt Road, Topaz Place, Trevor Hosken Drive, Wallson Crescent, and Wilisa Rise, Manukau Central; Boundary Road, Israel Avenue, Othello Drive, Preston Road, Rimini Place, and Vetori Place, Otara; Albert Road, Allenby Road, Avis Avenue, Birdwood Avenue, Bledisloe Street, Brooklyn Avenue, Buckingham Crescent, Carolyn Street, Carruth Road, Caspar Road, Edorvale Avenue, Elizabeth Avenue, Esperanto Road, Fairview Road, Fitzroy Street, Grande Vue Road, Grantham Road, Grayson Avenue, Great South Road, Hayward Road, Holden Place, King Street, Landscape Road, Mahon Place, Maunu Road, Papahou Lane, Papahou Lane Lane, Pembroke Street, Philip Street, Puhinui Road, Reagan Road, Regent Street, Rito Place, Tavistock Street, Thorn Place, Victoria Road, Windoma Circle, Winspear Place, and York Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Waipuhinui Way, Sun Orchid Avenue, Mahalo Avenue, Great South Road, Aperira Lane, Pacific Events Centre Drive, Coral Tree Avenue, and Laurelia Place, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin Place, Zircon Place, Taruna Lane, Inverell Avenue, Lambie Drive, Rara Lane, Clist Crescent, Wiri Station Road, Gladding Place, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.304	Kāinga Ora	Celadon Place, Manukau Central; Puhinui Road, Reagan Road, Pettit Place, Brooks Way, Fitzroy Street, Carruth Road, Carolyn Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Otara, Clover Park, and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Fairchild Avenue, and Boeing Place, Goodwood Heights; Iliad Place, Kerrs Road, Inverell Avenue, Trevor Hosken Drive, Amethyst Place, Redoubt Road, Druces Road, Topaz Place, and Ixia Place, Manukau Central; Vetori Place, Awatere Street, Rimini Place, Preston Road, Boundary Road, Waimate Street, Piako Street, Aria Place, Israel Avenue, Clutha Crescent, Iota Place, and Flat Bush Road, Otara; Caspar Road, Pamir Road, Thorn Place, Esperanto Road, and Pembroke Street, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.305	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin	Height	
					Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rata Vine, Goodwood Heights, Chapel Downs, Clover Park and Donegal Park. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aspiring Avenue, Charntay Avenue, Constance Place, Derrimore Heights, Diorella Drive, Eterna Place, Greenstone Place, Hollyford Drive, Kepler Place, Kylie Court, Leila Place, Libnai Avenue, Lowburn Place, Lyell Court, Mataura Place, Oreti Place, Rakaia Rise, Rochas Place, Rosewood Place, Rotoma Rise, San Martin Place, Santa Monica Place, Sentosa Place, and Te Irirangi Drive, Clover Park; Alta Terrace, Carrick Glen Avenue, Darnell Crescent, Dawson Road, Dillon Crescent, Dissmeyer Drive, Drumbeg Close, Glenlea Place, Hilltop Road, Innisowen Place, Lema Place, Liscooly Place, Matthews Road, Raphoe Road, Sidey Avenue, and Thomas Road, Flat Bush; Everglade Drive, Flamingo Court, Goodwood Drive, Kingsclere Place, and Palmetto Place, Goodwood Heights; Redoubt Road, Manukau Central; Boundary Road, Israel Avenue, Maytime Street, Othello Drive, Serrano Place, Treviso Place, and Zelda Avenue Otara]		
FS80	Elizabeth Westbrooke	Oppose	873.306	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.307	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Chapel Downs, Donegal Park and Flat Bush. Refer to Appendix 2, Map 122. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Aklander Rise, Annmarie Avenue, Ballyliffin Drive, Bunbeg Crescent, Bunlin Road, Canna Street, Carrick Glen Avenue, Carrickdawson Drive, Castlebane Drive, Charlestown Drive, Cloonlyon Drive, Cooladawson Drive, Donegal Park Drive, Downpatrick Drive, Drumaness Road, Drumbuoy Drive, Drumconnell Drive, Dunaff Place, Dungloe Avenue, Elevation Street, Greenan Drive, Gurtin Road, Hikuawa Road, Lavey Road, Lime Hill Rise, Long George Drive, Murphys Park Drive, Murphys Road, Pae Lane, Piki Street, Pukanui Avenue, Rakiraki Place, Repehina Road, Ripa Street, Rossbeg Lane, Salvia Lane, Tahere Road, Tannaghmore Drive, Teitei Rise, Thomas Road, Tir Conaill Avenue, and Tiro Street, Flat Bush; Redoubt Road, Manukau Central]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.308	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Rata Vine, Clover Park and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Dissmeyer Drive, and Thomas Road, Flat Bush; Mahalo Avenue, Pacific Events Centre Drive, and Great South Road Manukau Central, Othello Drive, Otara] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.309	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Redoubt Road, and Wilisa Rise, Manukau Central; Chieftain Rise, Boeing Place, Fairchild Avenue, De Havilland Drive, Piper Place, and Andover Way, Goodwood Heights] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Sikkim Crescent, Juvena Place, Monde Place, Rochas Place, Diorella Drive, and Derrimore Heights, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Wilisa Rise, and Redoubt Road, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.310	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Flat Bush. Refer to Appendix 2, Map 123. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Annemarie Ave, Redoubt Road, Long George Drive, Flat Bush.]	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.311	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Clevedon. Refer to Appendix 2, Map 124. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beckby Way, Benjamin Place, Clevedon Kawakawa Road, Hyde Road, Kaihuia Lane, Mark Williams Place, Monument Road, Munro Oak Lane, North Road, Nukuao Lane, Papakura-Clevedon Road, Te Rau Way, Thorps Quarry Road, Tuawa Lane, and Twilight Road, Clevedon]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.312	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Homai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park, Rowandale, Burbank, Homai, Wiri, Hillpark, Manurewa and Leabank. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Maplesden Drive, Robert Ross Place, and Robert Skelton Place, Clendon Park; Brouder Place, Sime Road, and Tampin Road, Hill Park; Adina Lane, Alicante Avenue, Begonia Place, Costar Place, Duin Lane, Enid Place, Fay Close, Great South Road, Isbister Lane, Manresa Close, McVilly Road, Paloma Court, Rata Vine Drive, Sagar Lane, and Totara Meadows Court, Manukau Central; Adams Road, Addington Avenue, Balfour Road, Bedlington Avenue, Beeston Crescent, Bettina Place, Bowater Place, Brent Place, Brentford Place, Browns Road, Buller Crescent, Burbank Avenue, Burundi Avenue, Cambridge Road, Clark Street, Claymore Street, Clendon Place, Coles Place, Coxhead Road, Dagenham Street, Deveron Road, Dreadon Road, Eddowes Street, Feasegate Street, Frances Street, Friedlanders Road, Frobisher Way, Funnell Place, Garth Place, Gibbs Road, Glennis Place, Gloucester Road, Great South Road, Halsey Road, Harrow Place, Heybridge Street, Hywell Place, Jellicoe Road, John Walker Drive, Jutland Road, Kent Road, Kern Place, Kerrydale Road, Kirton Crescent, Kita Road, Lomas Place, Lyndon Place, Maich Road, Maida Vale, Marr Road, Martin Road, Maungarua Lane, McKean Avenue, Montilla Place, Morrin Street, Mountfort Street, Naomi Place, Neems Place, Orams Road, Oxford Road, Poutini Place, Primrose Place, Rangataua Place, Romney Place, Roscommon Road, Rowandale Avenue, Russell Road, Ruth Street, Sealord Place, Sharland Avenue, Stella Place, Sturdee Road, Sunlands Drive, Surrey Street, Swallow Drive, Tamworth Close, Thompson Terrace, Ti Kouka Lane, Tui Crescent, Weymouth Road, William Avenue, and Wordsworth Road, Manurewa.]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.313	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zone in parts of Leabank, Manurewa, Homai, Wiri and Hillpark. Refer to Appendix 2, Map 128. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Laurelia Place, Manukau Central; Weymouth Road, Gloucester Road, Russell Road, Sharland Avenue, Great South Road, and Halsey Road, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.314	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Manurewa and Wiri. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Amethyst Place, Kerrs Road, and Trevor Hosken Drive, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Maich Road, Jellicoe Road, Russell Road, Weymouth Road, James Road, Percival Street, Corin Avenue, Frances Street, Great South Road, Buller Crescent, Dreadon Road, Coxhead Road, Kanga Lane, Rondorlyn Place, Lupton Road, Rosemary Lane, Halsey Road, Bowater Place, Clendon Place, Beatty Avenue, Kay Road, and Ruth Street, Manurewa] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Druces Road, Trevor Hosken Drive, Amethyst Place, Kerrs Road, Celadon Place, and Zircon Place, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.315	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillpark. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa, Hillpark, Manurewa East and Randwick Park. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Collie Street, David Avenue, Jill Place, Kahurangi Place, Lawrence Crescent, Lynmore Drive, Patricia Place, and Vista Place, Hill Park; Orams Road, Manurewa] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alfriston Road, Alfriston; Brouder Place, Collie Street, David Avenue, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Hill Road, Iorangi Place, Kahurangi Place, Kelvyn Grove, Lawrence Crescent, Lynmore Drive, Patricia Place, Rothery Road, Scenic Drive, Sime Road, Tampin Road, Tomlinson Street, and Walpole Avenue, Hill Park; Rata Vine Drive, Manukau Central; Alfriston Road, Arthur Road, Botanic View, Bowater Place, Bowen Street, Brough Road, Browning Street, Churchill Avenue, Claude Road, Ellen Street, Fleming Street, Great South Road, Hillcrest Grove, Hyde Street, Index Place, Knights Drive, Knox Road, McAnnalley Street, McDougall Street, Norm Pellow Drive, Orams Road, Puriri Road, Saralee Drive, Scotts Road, Short Street, Tui Crescent, and Whitbourne Heights, Manurewa; Magic Way, Shifnal Drive, Skelton Avenue, Sonterra Close, and Villino Place, Randwick Park; Hill Road, The Gardens]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.316	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Manurewa and Hillpark. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Grande Vue Road Hill Park, Myers Road, and Great South Road, Manurewa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.317	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park and Leabank. Refer to Appendix 2, Map 130 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Hatherley Place, Kennington Drive, Martha Lane, Palmers Road, Taitimu Drive, and Weymouth Road, Clendon Park; Albertson Place, Belleek Close, Bowater Place, Buller Crescent, Castlefinn Drive, Claymore Street, Coxhead Road, Friedlanders Road, Glenveagh Park Drive, John Walker Drive, Kita Road, Landette Road, Mountfort Street, Puriri Road, Rako Place, Tamworth Close, Thompson Terrace, and Weymouth Road, Manurewa; Damian Way, Leaver Place, Mahia Road, and Weymouth Road, Weymouth]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.318	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Takanini. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Conifer Grove, Waiata Shores, Leabank, Manurewa, Takanini, Addison, and Longford Park. Refer to Appendix 2, Map 131 [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, and Walter Strevens Drive Conifer Grove; Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, and Totara Road Manurewa; Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue, Takanini] inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, Walter Strevens Drive Conifer Grove, Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, Totara Road Manurewa, Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue Takanini]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.319	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Manurewa, Takanini and Waiata Shores. Refer to Appendix 2, Map 131. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Challen Close, Conifer Grove; Great South Road, Lovely Lane, Beaumonts Way, and Churchill Avenue, Manurewa; Manuroa Road, and Princess Street, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.320	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Buildings Zone in parts of Leabank and Manurewa. Refer to Appendix 2, Map 131 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Churchill Avenue, Puriri Road, Weymouth Road, Rogers Road, and Christmas Road, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.321	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Takanini, Addison, McLennan, and Papakura. Refer to Appendix 2, Map 132 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alliance Lane, Alma Crescent, Arimu Road, Artillery Drive, Battalion Drive, Courage Road, Dignity Street, Grove Road, Imjin Place, Maadi Place, Old Wairoa Road, Paretaiuru Crescent, Porchester Road, Shirley Avenue, Sunburst Street, Te Akitai Green, Te Aparangi Road, Troop Road, Turehu Road, Walsh Road, and Walters Road Papakura; Airfield Road, Arion Road, Braeburn Place, Bruce Pulman Drive, Calumet Way, Figaro Crescent, Glenburn Place, Hakawai Avenue, Kauri Drive, Kuaka Drive, Marengo Parkway, McGinty Street, Mohua Avenue, Peerless Avenue, Phar Lap Crescent, Pipipi Crescent, Poaka Avenue, Popokatea Drive, Porchester Road, Puweto Avenue, Reins Road, Ritchie Crescent, Rosarina Lane, Sires Parkway, Tete Lane, The Track, Tironui Road, Tironui Station Road East, Walters Road, Waterview Road East, Waterview Road West, Willow Camp Road, Windfola Parkway, and Zabeel Crescent, Takanini;	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.322	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Takanini and Ardmore. Refer to Appendix 2, Map 132. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Earlywood Road, Grandifolia Road, Hard Beech Street, Kakabeak Way, Kanono Road, Koroheke Road, Leatherwood Road, Pakaraka Drive, Silver Beech Street, Softwood Avenue, Toropapa Close, Twin Parks Rise Ardmore, Black Beech Crescent, Castlepoint Avenue, Hukihuki Drive, Sapwood Crescent, and Walters Road Takanini]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.323	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Takanini, Addison, McLennan and Papakura. Refer to Appendix 2, Map 132 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Minhas Road, Ardmore; Bunnythorpe Road, Cosgrave Road, Liberation Road, Battalion Drive, Alliance Lane, Grove Road, Riroriro Close, Clevedon Road, Yang Place, Paretaiuru Crescent, Command Lane, Fernaig Street, Courage Road, Hill Crescent, Saddleback Crescent, Old Wairoa Road, Sutton Crescent, Warbler Crescent, Parachute Crescent, Te Aparangi Road, Bellbird Street, Nagra Lane, Turehu Road, Swamp Kauri Grove, Walsh Road, Stitchbird Crescent, Corkill Place, Rice Crescent, Matheson Street, Dignity Street, Beardmore Lane, Valour Lane, Sunburst Street, Busing Avenue, and Recovery Road, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Te Aparangi Road, Old Wairoa Road, Grove Road, Alliance Lane, Shirley Avenue, Walsh Road, Alma Crescent, Arimu Road, Trentham Road, Artillery Drive, Dignity Street, Walters Road, Hill Crescent, Turehu Road, Sunburst Street, Courage Road, Maadi Place, Matheson Street, Te Akitai Green, Fernaig Street, Porchester Road, and Paretaiuru Crescent, Papakura, Tironui Road, Porchester Road, Glenburn Place, Waterview Road West, Tironui Station Road East, and Walters Road, Takanini] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Arimu Road, Artillery Drive, Great South Road, Porchester Road, Trentham Road, Old Wairoa Road, Brynbela Court, Imjin Place, Te Aparangi Road, Kukutai Lane, Tauarai Place, Waitaua Street, and Maadi Place, Papakura; Tironui Road, Waterview Road West, Porchester Road, and Waterview Road East, Takanini]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.324	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Ardmore. Refer to Appendix 2, Map 133 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Te Aramanu Crescent, Ardmore]	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.325	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in parts of Karaka Lakes, Karaka Harbourside, Pararekau Island, Bottletop Bay, Pahurehure and Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Karaka Lakes, Karaka Harbourside,Pahurehure, and Rosehill. Refer to Appendix 2, Map 135 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Acqua Place, Anchorage Drive, Brianna Place, Capriana Drive, Castellina Drive, Edgewater Drive, Fiorano Place, Francesco Drive, Harbourside Drive, Hingaia Road, Kaimanawa Road, Kuhanui Drive, Lake Drive, Lees Cove, Lombardia Way, Lusitano Drive, Milano Boulevard, Oakland Road, Ockhams Street, Pararekau Road, Pescara Point, Portofino Point, Rivoli Place, Silkwood Crescent, Toscana Drive, Turua Rise Hingaia, and Chichester Drive Papakura] inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Anchorage Drive, Bridgeview Road, Costa Viva Crescent, Fountain Avenue, Harbourside Drive, Hinau Road, Normanby Road, Pararekau Road, Pickaberry Avenue, Pohutukawa Place, Springcrest Drive, and Trecarne Street Hingaia; Barnhill Crescent, Beach Road, Bexley Place, Bothwell Place, Cliff Road, Cricklewood Street, Dumas Place, Elliot Street, Freelance Terrace, Gills Avenue, Lakeside Drive, Len Garlick Place, Mill End, Ray Small Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, The Lea, Westholm Way, Wilencote Place, Winslow Heights, and Youngs Road]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.326	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia. Refer to Appendix 2, Map 135. inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Derbyshire Lane, Fort Lincoln Loop, Hayfield Way, Hingaia Road, Melody Belle Street, Normanby Road, Oakland Road, and Tumu Road, Hingaia]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.327	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in Karaka Lakes, Karaka Harbourside and Pahurehure. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Hingaia Road, Harbourside Drive, and Pararekau Road, Hingaia] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.328	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Pahurehure and Rosehill. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Len Garlick Place, Rushgreen Avenue, Barnhill Crescent, Bexley Place, Dumas Place, Lakeside Drive, Erceg Way, Freelance Terrace, Westholm Way, Roselawn Lane, Elliot Street, Chichester Drive, Graham Tagg Close, Jim Rhind Place, Rosehill Drive, Wilencote Place, Beach Road, and Edinburgh Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Barnhill Crescent, Lakeside Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, Len Garlick Place, Cricklewood Street, Bexley Place, Westholm Way, The Lea, Elliot Street, Winslow Heights, Wilencote Place, Cliff Road, Youngs Road, Freelance Terrace, Ray Small Drive, Mill End, Bothwell Place, and Beach Road, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.329	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in Rosehill and Opaheke. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Archibald Lane, Bellfield Road, Chichester Drive, Farranfore Road, Greenhaven Avenue, Keryn Place, Orchard Rise, Royston Street, Selwyn Downs Lane, Woodstock Lane, and Yarrow Lane Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albion Place, Alma Crescent, Argyle Avenue, Arthur Place, Bates Street, Beach Road, Boundary Road, Bunnythorpe Road, Butterworth Avenue, Callis Avenue, Calvert Street, Cameron Street, Campbell Place, Clark Road, Clevedon Road, Coles Crescent, Cotton Place, Don Street, Edmund Hillary Avenue, Elizabeth Street, Elliot Street, Fairview Avenue, Gaylands Place, George Street, Gills Avenue, Great South Road, Greenhaven Avenue, Grove Road, Halberg Street, Hanover Place, Hill Crescent, Hunua Road, James Place, Joyce Street, Kelvin Road, King Street, Manse Road, Marne Road, McCall Place, Montana Place, Old Wairoa Road, Olympic Place, Opaheke Road, Orion Street, Osborne Place, Panahi Lane, Queen Street, Rangimarie Close, Ray Small Drive, Rembrandt Place, Resolute Way, Rhonda Place, Rollerson Street, Rosehill Drive, Ross Place, Royston Street, Salas Place, Scott Road, Settlement Road, Sheehan Avenue, Shirley Avenue, Short Street, Smiths Avenue, Snowden Place, Tasman Drive, The Spinney, Vanni Lane, Viola Place, Wharf Street, Willis Road, Winslow Heights, and Wood Street, Papakura]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.330	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse Road, Queen Street, East Street, Porchester Road, Sunshine Place, Wharf Street, Korakora Lane, The Spinney, Beach Road, Wood Street, View Road, Menary Street, Clevedon Road, West Street, Settlement Road, Trentham Road, Grove Road, Nelson Street, King Street, Scott Road, Brynbela Court, Imjin Place, Opaheke Road, Winslow Heights, Green Street, Coles Crescent, Halberg Street, McCall Place, Pratt Street, Olympic Place, Rushgreen Avenue, Short Street, Kukutai Lane, Alf Walker Place, Mossford Green, Tauarai Place, Waitaua Street, Margaret Street, Smiths Avenue, Laurie Avenue, Maadi Place, Butterworth Avenue, Rippleside Place, Mill End, and Pasla Close, Papakura, Waterview Road West, and Waterview Road East, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Orchard Rise, Dalkeith Place, Royston Street, Bunnythorpe Road, Boundary Road, Great South Road, Rollerson Street, Cosgrave Road, Fairview Avenue, Sutton Crescent, Clevedon Road, Yang Place, Kerry Place, Tatariki Street, Rosehill Drive, Taonui Street, Liddy Place, Settlement Road, Kelvin Road, Hill Crescent, Tasman Drive, Wilson Place, Old Wairoa Road, Rembrandt Place, Harper Street, Snowden Place, Bellfield Road, Sheehan Avenue, Lorelei Place, Gaylands Place, Old Villa Way, Chichester Drive, Polandson Place, Kavanagh Place, Grove Road, Salas Place, Greenhaven Avenue, Beach Road, Valentine Street, Nagra Lane, Leatham Crescent, Opaheke Road, Callis Avenue, McEntee Street, Erceg Way, Maurice Street, Dumas Place, Rice Crescent, Tautaiao Lane, Rhonda Place, Eastburn Street, George Street, Hazeldene Place, Cross Street, Bushlands Place, Sunnypark Avenue, Busing Avenue, Bexley Place, Edinburgh Avenue, Elliot Street, James Place, and President Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.331	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse	Height	
FS80	Elizabeth Westbrooke	Oppose	873.332	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Redhill (near Pukekiwiriki). Refer to Appendix 2, Map 137 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Gibbs Crescent and Margan Place Papakura]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.333	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Karaka. Refer to Appendix 2, Map 138 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Dyke Road and Linwood Road Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.334	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia, Karaka Lakes, and Drury. Refer to Appendix 2, Map 139 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hingaia Road, Towai Road, and Bayvista Drive, Hingaia]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.335	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia and Auranga. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Refer to Appendix 2, Map 139 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Fjord Way, Fort Lincoln Loop, Hingaia Road, Kaimanawa Road, Lusitano Drive, and Exmoor Road Karaka; and Bremner Road, Drury] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Burberry Road, Cronshaw Road, Enchantment Lane, Jesmond Road, Karihi Road, and Tributary Parade Drury]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.336	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hingaia and Drury. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chichester Drive, Joanne Place, and Park Estate Road, Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Cameron Place, Cross Street, Great South Road, Miro Street, Murray Street, Sutton Road, York Street, and Young Crescent, Drury]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.337	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Opaheke and Auranga. . Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Auranga. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ata Road, Kahui Parade, Tidal View Road, Waka Ama Road Drury] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ahunga Road, Auranga Drive, Better Way, Bremner Road, Faithful Drive, Fielding Road, Foreshore Lane, Great South Road, Huringa Road, Kaea Lane, Kahui Parade, Karihi Road, Noia Way, Rapoi Lane, Tiaki Lane, Tidal View Road, Tributary Parade, and Weri Road, Drury]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.338	Kāinga Ora	Insert a Height Variation control of 18m for residential zoning in parts of Opaheke. Refer to Appendix 2, Map 140 of the submission. Note that this is in an SHA precinct and therefore outside the urban environment. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Snowden Place, Bellfield Road, Lorelei Place, Rhonda Place, and Opaheke Road, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.339	Kāinga Ora	Rezone Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan changes 49 and 50 areas. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Fitzgerald Road, Kath Henry Lane, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.340	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.341	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 140 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.342	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Charles Miller Court, Crispe Road, Hosking Place, Leaming Place, Litchfield Place, Millen Place, Seaway Road, Stella Drive, Stevenson Road, Taihiki Road, Torkar Road, and Vela Place, Clarks Beach; Channel View Road, Clarks Beach Road, Keven Road, and Wharf Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.343	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Clarks Beach Road, Gertrude Cole Road, Kaitiaki Drive, Koiora Road, Korowhiti Road, Mutetai Road, Poutawa Lane, Ritetai Street, Uatoto Road, and Whata Street Pukekohe]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.344	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes:Buchanan Road, Capriole Crescent, Coach Road, Equus Lane, Kingseat Road, Linwood Road, Martingale Drive, and McRobbie Road, Papakura; Kingseat Road, and Martingale Drive, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.345	Kāinga Ora	Rezone parts of Business- Light Industry Zone as Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura; and Kingseat Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.346	Kāinga Ora	Rezone parts of Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.347	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Terrace Housing and Apartment Buildings Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.348	Kāinga Ora	Rezone - Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Residential Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission [inferred: proposes to rezone some or all of the properties in these streets from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Oira Road Drury].	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.349	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.350	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road and Jesmond Road, Drury]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.351	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road, Drury]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.352	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone and to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cossey Road, Drury Hills Road, Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.353	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Waihoehoe Road, and Fitzgerald Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.354	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 144 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.355	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Harrison Road, Maketu Road, and Quarry Road, Drury]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.356	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 145 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.357	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes:Dame Nganeko Minhinnick Drive, Glenbrook Beach Road, McLarin Road, Nola Avenue, Okohaka Avenue, Okoreka Road, Omahuru Road, Opouatu Avenue, Orawahi Road, Otohikawa Avenue, Papaka Avenue, Rere Awa Road, Tahuna Minhinnick Drive, Waikohi Avenue, Waimiri Road, Whareono Road, Wheriko Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.358	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beach Road, Cliff Lane, First Avenue, Fleet Street, Glenbrook Beach Road, McLarin Road, Ronald Avenue, Second Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	873.359	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 147. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buddle Road, Fetter Lane, Heaphy Lane, Jonah Lomu Drive, Lauti Lane, Paerata Road, Puhitahi Hill Road, Rosslands Avenue, Routeburn Lane, School House Road, Simmonds House Road, Stanton House Road, Tabernacle Street, Te Paea Avenue, Walter Lawry Road, Wesleyan Street, and Winstone House Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.360	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 148. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Sim Road, Papakura; Paerata Road, Puhitahi Hill Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.361	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 149 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Ramarama Road, Roslyn Farm Street, Sierra Way, Steppe Drive, Talus Drive, and Waharau Lane, Drury]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.362	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 150. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Miromiro Lane, Ramarama Road, and Steppe Drive, Drury]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.363	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Patumahoe. Refer to Appendix 2, Map 151. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clive Howe Road, Darnika Way, Mareretu Avenue, Mirabell Place, Searle Drive, and Vivien Place Patumahoe; Abernethy Way, Carter Road, Clive Howe Road, Day Road, Fletcher Lane, Henry Lane, Kerr Crescent, Kingseat Road, Lusk Way, Mahoe Glade, Mauku Road, Membery Lane, Pamela Christine Road, Patu Way, Patumahoe Road, Syme Rise, Tavarnya Way, Trevor McMiken Drive, and Woodhouse Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

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FS80	Elizabeth Westbrooke	Oppose	873.364	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Paerata Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.365	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Crown Road,and Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.366	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Refer to Appendix 2, Map 153 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Zone, includes: Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.367	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 155 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Beatty Road, Cloverlea Place, Green Lane, Helvetia Road, Holland Street, McShane Street, Ranchod Terrace, Tasman Street, Ward Street, and Wellington Street, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beatty Road, Churchill Street, Coronation Avenue, Eden Place, Fairfield Street, Fausett Avenue, Freyberg Crescent, Garden Terrace, Harris Street, Helvetia Road, Hooper Avenue, Kennelly Crescent, Landscape Road, McShane Street, Moloney Terrace, Montgomery Avenue, Paterson Avenue, Princes Street, Victoria Street, Victoria Street West, Wellington Street, and West Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.368	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Pukekohe. Refer to Appendix 2 Map 155 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.369	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 156. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Ashby Place, Cooper Street, Crisp Avenue, Isabella Drive, Lochview, Paerata Road, Ward Street, and Wellington Street Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alamein Place, Blair Avenue, Bledisloe Court, Cardiff Street, Carlton Road, Childs Avenue, Collie Road, Cromwell Place, Danden Way, Dublin Street, East Street, Edinburgh Street, Edwards Court, Evans Court, Glasgow Road, Grierson Place, Hogan Street, John Street, Kennelly Crescent, Kiwi Place, Kowhai Place, Lawrie Avenue, Len Brown Place, Mason Avenue, Morrow Terrace, Nelson Street, Notre Dame Court, Parvin Place, Princes Street, Prospect Terrace, Queen Street, Reidy Place, Ridgeway Road, Russell Avenue, Seddon Street, The Glade North, The Glade South, Tom Keven Way, Totara Place, Turner Place, Valley Road, and Wellington Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.370	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Pukekohe. Refer to Appendix 2 Map 156 [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.371	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Waiuku. Refer to Appendix 2, Map 158. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cherry Place, Elsie Drive, Glennron Lane, Godwit Place, Harbour Crest Drive, Heron Place, Kauri Drive, Koromiko Place, Kowhai Place, Racecourse Road, Rangiwhea Road, Sandspit Road, Shanley Crescent, and Tui Place, Waiuku]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.372	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 160. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Catherine McLean Road, Cloverlea Place, Green Lane, Jackson Place, Rowles Road, Sunset Drive, and Wai Shing Place, Pukekohe]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.373	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 161. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cooper Street, Henry Curd Terrace, Kitchener Road, Lieshout Way, O'Connor Drive, Queen Street, Thomas Moore Place, and Trevors Place Pukekohe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.374	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Waiuku. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waiuku. Refer to Appendix 2, Map 162. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Bayview Drive, Breaker Grove, Edgewater Parade, Huia Street, Modello Lane, Ripple Grove, Rossiter Avenue, Totara Street, Tui Place, and Waimanawa Lane, Waiuku] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Azalea Place, Breaker Grove, Brights Road, Churchill Terrace, Civic Place, Constable Road, Domain Street, Edgewater Parade, France Street, George Street, Howden Street, Kent Street, King Street, Kirk Street, Kitchener Road, Magnolia Drive, Martyn Street, Meachen Terrace, Mellsop Avenue, Modello Lane, Norfolk Rise, O'Sullivan Place, Owens Road, Paapaka Way, Pouate Way, Queen Street, Ripple Grove, Rossiter Avenue, Te Paahi Avenue, Trosk Place, Valley Road, Victoria Avenue, and View Road, Waiuku]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	873.375	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Waiuku. Refer to Appendix 2 Map 162 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.376	Kāinga Ora	Delete the Parkfield Terrace Historic Heritage Area qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	873.377	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Overlay. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	873.378	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.379	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Albany Heights, Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Living Stream Road, Joy Street, Waka Street, Philadelphia Avenue, and Gills Road, Albany Heights; Mulgan Way, St Clair Place, East Coast Road, and Gretna Green Browns Bay; Tekapo Rise, Travis View Drive, Bintulu Place, Hornbill Drive, Ilam Lane, Para Close, Mulu Place, Fairview Avenue, Borneo Drive, Richard Hill Close, Mackwell Road, Baker Street, Springvale Drive, Trotting Terrace, Meharg Place, Stubbs Place, Rising Parade, Lambir Place, Ohau Court, Hilton Close, Catlins Place, Taurikura Way, Namsan Close, Lonely Track Road, Countryside Way, and Oteha Valley Road, Fairview Heights; East Coast Road Northcross; Nimstedt Avenue, East Coast Road, Northcross Drive, Ponderosa Drive, Marbella Crescent, and Andersons Road, Oteha.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.380	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various residential zones in parts of Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.381	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43m for various residential zones in parts of Albany, Oteha, Pinehill, and Browns Bay. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rutgers Place, Bush Road, Amherst Place, Rosedale Road, Northwood Avenue, Columbia Place, Brigham Young Drive, Darimouth Place, Red Shed Lane, Clemow's Lane, and Kristin Lane Albany; Living Stream Road, Joy Street, Waka Street, Gold Street, Philadelphia Avenue, and Gills Road Albany Heights; Naviti Place, Langana Avenue, Mulgan Way, East Coast Road, Falstone Lane, Oaktree Avenue, Eastwood Rise, Gretna Green, St Clair Place, Palliser Lane, Serrata Place, Weetman Drive, and Redwing Street, Browns Bay; East Coast Road, Ponderosa Drive, and Margaret Henry Crescent, Oteha; East Coast Road, Andara Close, and Kilkelly Avenue, Pinehill; Opal Close, and Stonedge Lane, Rosedale] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.382	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 051 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, and Hobsonville Road, Hobsonville]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	873.383	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.384	Kāinga Ora	Provide a mechanism flagging how future plan change processes will be undertaken for future planned rapid transit.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	873.385	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Apirana Avenue, St Johns; St Heliers Bay Road, St Heliers; Lintaine Place, Potiki Place, Apirana Avenue, and Castledine Crescent, Glen Innes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	873.386	Kāinga Ora	Rezone Residential - Single House Zone and Residential-Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 067. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Birdwood Road, and Yelash Road, Massey, Birdwood Road, Crows Road, William Calvert Drive, Kauri Gum Road, Lumber Rise, Kate Duncan Drive, Barrel Crescent, Joseph Kokich Avenue, and Patrick Rice Drive, Swanson]	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	873.387	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Melling Street, Epping Street, Farringdon Street, Eastview Road, Apirana Avenue, Torrington Crescent, Heatherbank Street, Line Road, Castledine Crescent, Potiki Place, Greenway Place, Hurstwood Place, Merfield Street, Radcliffe Street, Marino Place, West Tamaki Road, Skippy Patuwai Lane, Weybridge Crescent, Cintra Place, Delemere Place, and Lintaine Place Glen Innes; and Apirana Avenue St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	894.1	Independent Māori Statutory Board	The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	894.2	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78	Qualifying Matters A-I	Appropriateness of QMs (A-I)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	894.3	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	894.4	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D21 Sites and Places of significance to Mana Whenua	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS80	Elizabeth Westbrooke	Oppose	894.5	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to a matter required to give effect to Waitākere Ranges Heritage Area Act 2008: D12 Waitākere Ranges Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	894.6	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Qualifying Matters Other	Appropriateness of QMs (Other)
FS80	Elizabeth Westbrooke	Oppose	894.7	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS80	Elizabeth Westbrooke	Oppose	894.8	Independent Māori Statutory Board	The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	894.9	Independent Māori Statutory Board	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.1	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.2	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	897.3	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	897.4	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	897.5	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Otara as Mixed Housing Urban.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.6	Catholic Diocese of Auckland	Approve the THAB zoning of 419 Great North Road, Grey Lynn.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.7	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	897.8	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	897.9	Catholic Diocese of Auckland	Rezone part of 82-84 Kelmarna Avenue, Herne Bay to Mixed Housing Urban. Refer to Attachment A, page 7 for details.	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.10	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 35 Akoranga Drive, Northcote.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.11	Catholic Diocese of Auckland	Approve the Business - Mixed Use zoning of 180-182 and 184 Centreway Road, Orewa and surrounding Business - Mixed Use properties.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.12	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.13	Catholic Diocese of Auckland	Seek the re-zoning of both properties at 12 Otara Road, Otara to THAB from Special Purpose - School Zone.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.14	Catholic Diocese of Auckland	Approve Business - Town Centre zoning of 212-244 Parnell Road, Parnell.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.15	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Centres - NPS-UD Policy 3d response	Parnell Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.16	Catholic Diocese of Auckland	Delete the SCAB - Parnell overlay or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS80	Elizabeth Westbrooke	Oppose	897.17	Catholic Diocese of Auckland	Approve THAB zoning of 14, 16 and 22-24 Vermont Street, Ponsonby.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.18	Catholic Diocese of Auckland	Approve deletion of SCAR overlay as applied to 14, 16 and 22-24 Vermont Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Business - support property/are a in SCAB as notified
FS80	Elizabeth Westbrooke	Oppose	897.19	Catholic Diocese of Auckland	Extend City Centre Walkable Catchment to include 14, 16 and 22-24 Vermont Street, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Oppose	897.20	Catholic Diocese of Auckland	Approve the zoning of 43-59 St Mary's Road, Ponsonby.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.21	Catholic Diocese of Auckland	Approve inclusion of 43-59 St Mary's Road, Ponsonby in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.22	Catholic Diocese of Auckland	Delete the SCAR overlay from the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby. Refer to Attachment A, page 9 for more details.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	897.23	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.24	Catholic Diocese of Auckland	Rezone 139 Airfield Road, Takanini to MHU.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.25	Catholic Diocese of Auckland	Rezone 3-7 Karaka Street, Takapuna to Business - Mixed Use.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.26	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Akoranga
FS80	Elizabeth Westbrooke	Oppose	897.27	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Smales Farm
FS80	Elizabeth Westbrooke	Oppose	897.28	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS80	Elizabeth Westbrooke	Oppose	897.29	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.30	Catholic Diocese of Auckland	Approve zoning of 8 Dominion Street, Takapuna.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.31	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Akoranga RTN Walkable Catchment.	Walkable Catchments	WC RTN Akoranga
FS80	Elizabeth Westbrooke	Oppose	897.32	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Takapuna Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS80	Elizabeth Westbrooke	Oppose	897.33	Catholic Diocese of Auckland	Approve inclusion of 29 Rathgar Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.34	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.35	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street, Blockhouse Bay to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.36	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.37	Catholic Diocese of Auckland	Rezone part of 8-12 and 14 Lavelle Road, Henderson to THAB. Refer to Attachment A, page 11 for details.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.38	Catholic Diocese of Auckland	Approve inclusion of 8-12 and 14 Lavelle Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS80	Elizabeth Westbrooke	Oppose	897.39	Catholic Diocese of Auckland	Rezone part of 14S Oakridge Way, Northpark to MHU.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.40	Catholic Diocese of Auckland	Rezone 16 Brenton Place, Ōrākei to THAB.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.41	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.42	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.43	Catholic Diocese of Auckland	Rezone part of 19 Sunset View Road, Panmure to THAB. Refer to Attachment A, pages 12-13 for further details.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.44	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Centres - NPS-UD Policy 3d response	Panmure Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.45	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.46	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205, Silverdale to THAB.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	897.47	Catholic Diocese of Auckland	Approve the zoning of 198 Beach Haven Road, Beach Haven.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.48	Catholic Diocese of Auckland	Approve the zoning of 8 Finchley Road, Torbay.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.49	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Clover Park.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.50	Catholic Diocese of Auckland	Approve the Business -Town Centre zoning of 7 Glendale Road, Glen Eden.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.51	Catholic Diocese of Auckland	Approve inclusion of 7 Glendale Road, Glen Eden in Glen Eden RTN Walkable Catchment.	Walkable Catchments	WC RTN Glen Eden
FS80	Elizabeth Westbrooke	Oppose	897.52	Catholic Diocese of Auckland	Retain 27m HVC for 7 Glendale Road, Glen Eden.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	897.53	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 510 Riddell Road, St Heliers.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.54	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 336 Wairau Road, Glenfield.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.55	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 10 Wickman Way, Mangere East.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.56	Catholic Diocese of Auckland	Approve the zoning of 8 Motutapu Avenue, Manly.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.57	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 162 Waimumu Road, Massey.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.58	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 2 Shakespeare Road, Milford.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.59	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.60	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 27 Bailey Road, Mount Wellington.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.61	Catholic Diocese of Auckland	Approve the inclusion of 1 St Benedicts Street, Newton in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.62	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	897.63	Catholic Diocese of Auckland	Delete the SCAB overlay - Business Upper Symonds Street from 1 St Benedicts Street, Newton and upper Symonds Street or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS80	Elizabeth Westbrooke	Oppose	897.64	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 133 Seddon Street, Pukekohe.	Plan making and procedural	Special Character Business - remove property/area from SCAB
FS80	Elizabeth Westbrooke	Oppose	897.65	Catholic Diocese of Auckland	Approve the zoning of 461 Swanson Road, Ranui.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.66	Catholic Diocese of Auckland	Approve inclusion of 461 Swanson Road, Ranui in Rānui RTN Walkable Catchment.	Walkable Catchments	WC RTN Rānui
FS80	Elizabeth Westbrooke	Oppose	897.67	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 94 Taikata Road, Te Atatu Peninsula.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.68	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 24 Domain Street, Waiuku.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.69	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 14 Percy Street, Warkworth.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	897.70	Catholic Diocese of Auckland	Retain the proposed change to H29.6.2 (Building height).	Other Zones provisions	H29 Special Purpose - School Zone
FS80	Elizabeth Westbrooke	Oppose	897.71	Catholic Diocese of Auckland	Amend H29.6.6 (Height in relation to boundary) to allow for the height in relation to boundary control in adjoining zones to apply to a Special Purpose - School Zone site boundary. Refer to Attachment A, page 19 for details.	Other Zones provisions	H29 Special Purpose - School Zone
FS80	Elizabeth Westbrooke	Oppose	897.72	Catholic Diocese of Auckland	Retain the proposed change to H30.6.1 (Building height).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.73	Catholic Diocese of Auckland	Retain the proposed changes to H30.6.4 (Height in relation to boundary).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS80	Elizabeth Westbrooke	Oppose	897.74	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.75	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.76	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS80	Elizabeth Westbrooke	Oppose	897.77	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.78	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.79	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS80	Elizabeth Westbrooke	Oppose	897.80	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.81	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.82	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS80	Elizabeth Westbrooke	Oppose	897.83	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.84	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.85	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	Metropolitan Centre WC Intensificatio n response
FS80	Elizabeth Westbrooke	Oppose	897.86	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	RTN WC Intensificatio n response
FS80	Elizabeth Westbrooke	Oppose	897.87	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.88	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS80	Elizabeth Westbrooke	Oppose	897.89	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street adjoining THAB zoned sites extending from Blockhouse Bay Local Centre to THAB. Refer to Attachment A, page 10 for details	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.90	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10- 11 for details	Walkable Catchments	WC RTN Glen Innes
FS80	Elizabeth Westbrooke	Oppose	897.91	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details	Centres - NPS-UD Policy 3d response	Glen Innes Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.92	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB. Refer to Attachment A, page 12 for details	Centres - NPS-UD Policy 3d response	Ōtāhuhu Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	897.93	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Centres - NPS-UD Policy 3d response	Pakuranga Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.94	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Walkable Catchments	WC RTN Panmure
FS80	Elizabeth Westbrooke	Oppose	897.95	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.96	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Pt Chevalier Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.97	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205 adjacent to Silverdale Town Centre to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.98	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.99	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.100	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

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FS80	Elizabeth Westbrooke	Oppose	897.101	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	897.102	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	897.103	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Special Character Business - transitions/h eight next to SCAB
FS80	Elizabeth Westbrooke	Oppose	934.1	John Mackay	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/are a from SCAR
FS80	Elizabeth Westbrooke	Oppose	934.2	John Mackay	Amend and reduce the number of SCA Business in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS80	Elizabeth Westbrooke	Oppose	934.3	John Mackay	Amend and increase the number of streets within SCAR in suburban areas so that areas around centres are incentivised to intensify.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS80	Elizabeth Westbrooke	Oppose	934.4	John Mackay	Amend the criteria for determining SCA so that they reflect the whole street character rather than focussing on heritage integrity of individual houses.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	934.5	John Mackay	Amend the SCA application to follow rear boundaries rather than along streets because it the street as a whole that gives it value and perceived character.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Oppose	934.6	John Mackay	Add and recognise walls, hedges, spacious lots and trees as further elements which give special character to SCAR.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Oppose	934.7	John Mackay	Amend and shorted the text of AUP Chapter D18 (Special Character Area Overlay) so that it is intelligible, less internally contradictory and less focussed on exposition of different housing styles.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	934.8	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) so that resource consent can be triggered by other specific aspects of character, not only by new buildings, alteration, demolition and additions.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	934.9	John Mackay	Add explicit bulk and location provisions rather than leaving the interpretation to subjective interpretation where SCAB are retained in centres.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	934.10	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Residential is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	934.11	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Business is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	934.12	John Mackay	Amend and maximise the use of QMs to ensure that MDRS intensification is only enabled close to centres, and that it caters for people who are demographically under-provided by existing housing stock.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS80	Elizabeth Westbrooke	Oppose	938.1	New Zealand Housing Foundation	Retain proposed wording in C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	938.2	New Zealand Housing Foundation	Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5-D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.3	New Zealand Housing Foundation	Add following wording into Chapter G,G.2 Walkable Catchments plan text: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	938.4	New Zealand Housing Foundation	Amend the extent of walkable catchments to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS80	Elizabeth Westbrooke	Oppose	938.5	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	938.6	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	938.7	New Zealand Housing Foundation	Retain the revised wording of Objective H5.2(1)	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.8	New Zealand Housing Foundation	Retain the existing wording of Objective H5.2(3).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.9	New Zealand Housing Foundation	Delete the proposed wording or reword to replace reference to high-quality built environment in Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.10	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.11	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.12	New Zealand Housing Foundation	Delete Objective H5.2(10) or amended to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.13	New Zealand Housing Foundation	Amend Policy H5.3(6A) to be more effective in achieving MDRS outcomes. Refer to full submission for details of proposed plan text.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.14	New Zealand Housing Foundation	Delete the proposed wording for Policy H5.3(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.15	New Zealand Housing Foundation	Delete Policy H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.16	New Zealand Housing Foundation	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	938.17	New Zealand Housing Foundation	Delete Policy H5.3(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.18	New Zealand Housing Foundation	Amend H5.4.1(A1) to discretionary activity status.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.19	New Zealand Housing Foundation	Delete Activity H5.4.1(A2A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.20	New Zealand Housing Foundation	Delete Activity H5.4.1(A2B) and (A33B)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.21	New Zealand Housing Foundation	Delete all standards to be complied with by activities in Table H5.4.1 not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.22	New Zealand Housing Foundation	Delete all standards assessed with Activity H5.4.1(A4) not identified within MDRS - specifically: delete the infrastructure, deep soil area and tree canopy, safety and privacy buffer, residential waste management standards.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.23	New Zealand Housing Foundation	Delete all standards to be complied with not identified within MDRS for preclusion of notification in H5.5(5).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.24	New Zealand Housing Foundation	Delete H5.5(6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.25	New Zealand Housing Foundation	Delete Standards H5.6(3B).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.26	New Zealand Housing Foundation	Delete Standards H5.6(3C).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.27	New Zealand Housing Foundation	Delete 'privacy' and retain existing purpose Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.28	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.29	New Zealand Housing Foundation	Reinsert the minor protrusions for Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.30	New Zealand Housing Foundation	Amend Standard H5.6.9 to maximum impervious area must not exceed 70 per cent of site area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.31	New Zealand Housing Foundation	Delete the additional wording in Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	938.32	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.33	New Zealand Housing Foundation	Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.34	New Zealand Housing Foundation	Amend Standard H5.6.11 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.35	New Zealand Housing Foundation	Amend Standard H5.6.12 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.36	New Zealand Housing Foundation	Delete Standard H5.6.13.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.37	New Zealand Housing Foundation	Amend Standard H5.6.14 and its statement of purpose to match the MDRS standard and delete the communal outdoor living space requirements in H5.6.14(4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.38	New Zealand Housing Foundation	Delete Standard H5.6.18 (2) and rely on MDRS wording.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.39	New Zealand Housing Foundation	Delete Standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.40	New Zealand Housing Foundation	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.41	New Zealand Housing Foundation	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.42	New Zealand Housing Foundation	Delete proposed new SEA assessment criteria for controlled activities H5.7. 1 (1)(a)(b) and H5.7.2 (1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.43	New Zealand Housing Foundation	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.44	New Zealand Housing Foundation	Delete new matters of discretion/assessment criteria in H5.8.1 (2) (ia) and (ib) about deep soil, interfaces with identified special character and heritage, and upgrades to the road network. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.45	New Zealand Housing Foundation	Amend proposed wording in H5.8.1(3) to assess only additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.46	New Zealand Housing Foundation	Delete proposed new assessment criteria in H5.8.1(6) and H5.8.1(7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.47	New Zealand Housing Foundation	Retain deletion of 'intensity' from H5.8.2(1)(b) as notified. Delete 'intensity' from H.5.8.1(b)(i) and delete H5.8.2(1)(f).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.48	New Zealand Housing Foundation	Delete assessment criteria in H5.8.2(2) on deep soils, communal open space, road network pedestrian safety, special character areas and scheduled historic heritage places. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.49	New Zealand Housing Foundation	Delete the assessment criteria in H5.8.2(3)(I) relating to pedestrian safety on adjoining roads. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.50	New Zealand Housing Foundation	Amend H5.8.2(4)(iii) to assess height only in terms of additional height over and above the zone standard. Refer to full submissions for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.51	New Zealand Housing Foundation	Amend H5.8.2(6) to assess Height in Relation to Boundary only where it exceeds the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.52	New Zealand Housing Foundation	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.53	New Zealand Housing Foundation	Delete H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.54	New Zealand Housing Foundation	Amend H5.8.2(15) to remove reference to communal space and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.55	New Zealand Housing Foundation	Amend H5.8.2(15A) to delete 'and private vehicle and pedestrian accessways' and 'and/or accessways'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.56	New Zealand Housing Foundation	Delete H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.57	New Zealand Housing Foundation	Delete H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.58	New Zealand Housing Foundation	Delete H5.8.2(20) and move necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.59	New Zealand Housing Foundation	Delete H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.60	New Zealand Housing Foundation	Delete H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.61	New Zealand Housing Foundation	Delete H5.9(1)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.62	New Zealand Housing Foundation	Delete H5.9(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.63	New Zealand Housing Foundation	Amend to clarify that H5.9(3) is only related to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	938.64	New Zealand Housing Foundation	Amend zone description in H6.1 enabling additional height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.65	New Zealand Housing Foundation	Amend Objective H6.2(B1) to include provision for: a variety of housing types, accessibility to public transport, and additional building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.66	New Zealand Housing Foundation	Delete H6.2(1A) or amend it be deleting 'while also achieving a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.67	New Zealand Housing Foundation	Amend Objective H6.2(2) to provide additional building height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.68	New Zealand Housing Foundation	Delete the proposed amendments to Objective H6.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.69	New Zealand Housing Foundation	Retain the existing wording in Objective H6.2(4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.70	New Zealand Housing Foundation	Delete H6.2(5) or amend it be deleting 'a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.71	New Zealand Housing Foundation	Delete Objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.72	New Zealand Housing Foundation	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.73	New Zealand Housing Foundation	Retain proposed Policy H6.3(A1), Policy H6.3(B1), Policy H6.3(C1), Policy H6.3(D1) and Policy H6.3(E1), as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.74	New Zealand Housing Foundation	Amend proposed Policy H6.3(1) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.75	New Zealand Housing Foundation	Amend proposed Policy H6.3(2) to remove term 'high-quality built environment' and add wording to recognise some sites outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.76	New Zealand Housing Foundation	Amend proposed Policy H6.3(A4) to delete 'high-quality built environment', delete the deep soil and canopy tree requirements and insert 'reasonable' as a qualifier to some other requirements of the policy. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.77	New Zealand Housing Foundation	Amend proposed Policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.78	New Zealand Housing Foundation	Retain proposed Policy H6.3(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.79	New Zealand Housing Foundation	Delete proposed Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.80	New Zealand Housing Foundation	Delete proposed Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.81	New Zealand Housing Foundation	Delete proposed Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.82	New Zealand Housing Foundation	Delete proposed Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.83	New Zealand Housing Foundation	Amend H6.4(A1) to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.84	New Zealand Housing Foundation	Amend Table H6.4.1 to add a wider range of commercial activities at ground floor in walkable catchments as permitted activities up to 100m2 gross floor area. Submission also requires new standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.85	New Zealand Housing Foundation	Add standards to the effect that all commercial activities at ground level and/or street level up to 100m2 gross floor area per premise are to be provided for as a Permitted Activity in Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.86	New Zealand Housing Foundation	Delete Activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.87	New Zealand Housing Foundation	Delete Activity H6.4(A2B) and H6.4(A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.88	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS within Table H6.4.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.89	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.90	New Zealand Housing Foundation	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.91	New Zealand Housing Foundation	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.92	New Zealand Housing Foundation	Retain the existing minor protrusion exclusions. HIRB is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard. (H6.6.6)	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.93	New Zealand Housing Foundation	Amend H.6.6.6 to provide for a height in relation to boundary standard of 19 metres and 60 degrees for the first 25 metres of the site (replace 21.5m with 25m).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.94	New Zealand Housing Foundation	Amend H6.6.11(1) to increase the maximum building coverage to 60% for sites in walkable catchments while retaining the 50% standard outside walkable catchments. Delete H6.6.6.11(2) entirely.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.95	New Zealand Housing Foundation	Amend H.6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.96	New Zealand Housing Foundation	Amend Standard H6.6.13 where main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.97	New Zealand Housing Foundation	Delete Standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.98	New Zealand Housing Foundation	Amend Standard H6.6.15 to match MDRS and delete the communal living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.99	New Zealand Housing Foundation	Delete Standard H6.6.19(2) and rely on MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.100	New Zealand Housing Foundation	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.101	New Zealand Housing Foundation	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.102	New Zealand Housing Foundation	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.103	New Zealand Housing Foundation	Delete assessment matters in H.6 on significant ecological areas, pedestrian network, deep soil, identified special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.104	New Zealand Housing Foundation	Delete assessment matters in H6.7.1 (1) and H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.105	New Zealand Housing Foundation	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.106	New Zealand Housing Foundation	Amend H6.8.1 (2)(ia) to delete matters of discretion on deep soil, interface with identified special character or scheduled historic heritage place, internal living areas, internal storage, and safe pedestrian access on streets. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	938.107	New Zealand Housing Foundation	Amend H6.8.1(3) to so that the matter of discretion is on additional height above the standard and to delete (d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.108	New Zealand Housing Foundation	Delete H6.8.1(6) and H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.109	New Zealand Housing Foundation	Delete H6.8.2(1)(f)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.110	New Zealand Housing Foundation	Amend H.6.8.2(2) to delete 'is of a high quality' in (aa), delete (ab(vii), (ac), (ad), (i) and (m) on deep soil, communal spaces, quality and maintenance and safe pedestrian movement on streets and to public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.111	New Zealand Housing Foundation	Delete H6.8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.112	New Zealand Housing Foundation	Amend H6.8.2(5)(f)(iii) to assess effect on the surrounding and neighbouring development only in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.113	New Zealand Housing Foundation	Amend H6.8.2(6) to refer only to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.114	New Zealand Housing Foundation	Delete H6.8.2(12)(e).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.115	New Zealand Housing Foundation	Amend H6.8.2(15)(f) by deleting: 'communal open space' and 'and attractive'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.116	New Zealand Housing Foundation	Amend H.6.8.2(15A) by deleting 'and private vehicle and pedestrian accessways' and 'and /or accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.117	New Zealand Housing Foundation	Delete H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.118	New Zealand Housing Foundation	Delete H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.119	New Zealand Housing Foundation	Delete H6.8.2(20) and move necessary criteria to H6.8.2(1), H6.8.2(2) and H6.8.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.120	New Zealand Housing Foundation	Delete H6.8.2(21)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.121	New Zealand Housing Foundation	Delete H6.9(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.122	New Zealand Housing Foundation	Delete H6.9(2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.123	New Zealand Housing Foundation	Amend H6.9(3) so the information requirements only relate to communal waste collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	938.124	New Zealand Housing Foundation	Retain deletion of H8.6.10.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.125	New Zealand Housing Foundation	Retain deletion of H8.6.12	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.126	New Zealand Housing Foundation	Retain deletion of H8.6.13.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.127	New Zealand Housing Foundation	Retain deletion of H8.6.14.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.128	New Zealand Housing Foundation	Retain deletion of H8.6.15.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.129	New Zealand Housing Foundation	Retain deletion of H8.6.16.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.130	New Zealand Housing Foundation	Retain deletion of H8.6.17.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.131	New Zealand Housing Foundation	Retain deletion of H8.6.18.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.132	New Zealand Housing Foundation	Retain deletion of H8.6.19.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.133	New Zealand Housing Foundation	Retain deletion of H8.6.20.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.134	New Zealand Housing Foundation	Retain deletion of H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	938.135	New Zealand Housing Foundation	Delete proposed Standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A, and revert to the operative standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	938.136	New Zealand Housing Foundation	Delete proposed Standards H8.6.34, and replace with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	938.137	New Zealand Housing Foundation	Amend H9.6.1 to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	938.138	New Zealand Housing Foundation	Retain standard H11.6.1	Business Zones provisions	Metropolitan Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	938.139	New Zealand Housing Foundation	Amend Standard H10.6.1 Building height to provide for a height of 32.5 metres within all of the Business - Town Centre Zone.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	938.140	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H10.6.2	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	938.141	New Zealand Housing Foundation	Amend Standard H10.6.1 to provide for a height of 24 metres within all of the Business - Local Centre Zone.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	938.142	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H11.6.2	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	938.143	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS80	Elizabeth Westbrooke	Oppose	938.144	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Height	Height response - other zones
FS80	Elizabeth Westbrooke	Oppose	938.145	New Zealand Housing Foundation	Retain Standard H12.6.2.	Business Zones provisions	Neighbourhood Centre Zone - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	938.146	New Zealand Housing Foundation	Amend Standard H13.6.1 to provide for a height of 24 metres within all of the Business - Mixed Use Zone.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	938.147	New Zealand Housing Foundation	Retain Standard H13.6.2.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	938.148	New Zealand Housing Foundation	Delete the definition for canopy tree.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	938.149	New Zealand Housing Foundation	Delete the definition for deep soil area.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	938.150	New Zealand Housing Foundation	Clarify definition of landscaped area and amended accordingly. Alternatively, retain the existing definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	938.151	New Zealand Housing Foundation	Amend the plan so that six storeys is applied as a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	938.152	New Zealand Housing Foundation	Amend where six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	938.153	New Zealand Housing Foundation	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	938.154	New Zealand Housing Foundation	Amend pc 78 to include Special Housing Areas.	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	938.155	New Zealand Housing Foundation	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	941.1	Foodstuffs North Island Limited	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	941.2	Foodstuffs North Island Limited	Include a walkable catchment for the Addison Local Centre or include the Addison Local Centre within a walkable catchment that includes all the Takanini Railway Station and the Takanini Town Centre. [Refer to Attachment 2, Map 1 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.3	Foodstuffs North Island Limited	Amend the maximum height for the Addison Local Centre to 21m. [Refer to Attachment 2, Map 1 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.4	Foodstuffs North Island Limited	Rezone 162-164 Balmoral Road, Balmoral to Local Centre zone. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.5	Foodstuffs North Island Limited	Amend the maximum height across the site bordered by Balmoral Road, Rocklands Avenue and Mt Balmoral to 21m. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.6	Foodstuffs North Island Limited	Add a walkable catchment for Browns Bay Town Centre. [Refer to Attachment 2, Map 3 of the submission for further details]	Centres - NPS-UD Policy 3d response	Browns Bay Town Centre - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.7	Foodstuffs North Island Limited	Amend the maximum height in the Browns Bay Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	941.8	Foodstuffs North Island Limited	Include a walkable catchment for Clendon Local Centre. [Refer to Attachment 2, Map 4 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.9	Foodstuffs North Island Limited	Amend the maximum height in the Clendon Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.10	Foodstuffs North Island Limited	Delete Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	941.11	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Town Centre and Ferry Terminal. Refer to Attachment 2, Map 5 of the submission for further details.	Centres - NPS-UD Policy 3d response	Devonport Town Centre - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.12	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Ferry Terminal. [Refer to Attachment 2, Map 5 of the submission for further details]	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	941.13	Foodstuffs North Island Limited	Rezone 360-388 Dominion Road, Mount Eden to Local Centre zone. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.14	Foodstuffs North Island Limited	Amend the height standard for 360-388 Dominion Road, Mount Eden to 21m. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.15	Foodstuffs North Island Limited	Rezone Eastridge Local Centre to Town Centre zone. [Refer to Attachment 2, Map 7 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	941.16	Foodstuffs North Island Limited	Add a walkable catchment for the Eastridge Local Centre. [Refer to Attachment 2, Map 7 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

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FS80	Elizabeth Westbrooke	Oppose	941.17	Foodstuffs North Island Limited	Amend the maximum height for the Eastridge Local Centre to 50m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.18	Foodstuffs North Island Limited	Amend the height standard for the balance of the land encompassing both sides of the Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land, Eastridge to 32.5 m. [Refer to Attachment 2, Map 7 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	941.19	Foodstuffs North Island Limited	Delete the Special Character notation for 360-388 Dominion Road, Mount Eden.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.20	Foodstuffs North Island Limited	Include a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. [Refer to Attachment 2, Map 8 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.21	Foodstuffs North Island Limited	Amend the maximum height standard for the Birkenhead Local Centre to 27m. [Refer to Attachment 2, Map 8 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.22	Foodstuffs North Island Limited	Include a walkable catchment for the Highland Park Town Centre. [Refer to Attachment 2, Map 9 for further details]	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	941.23	Foodstuffs North Island Limited	Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.24	Foodstuffs North Island Limited	Include a walkable catchment for the Hobsonville Local Centre. [Refer to Attachment 2, Map 10 of he submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.25	Foodstuffs North Island Limited	Amend the maximum height for the Hobsonville Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.26	Foodstuffs North Island Limited	Rezone Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive to Local Centre zone. [Refer to Attachment 2, Map 11 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	941.27	Foodstuffs North Island Limited	Include a walkable catchment for the requested Lincoln Road Local Centre. [Refer to Attachment 2, Map 11 of the submission for further details]	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	941.28	Foodstuffs North Island Limited	Include a maximum height standard for requested Lincoln Road Local Centre of 21m. [Refer to Attachment 2, Map 11 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.29	Foodstuffs North Island Limited	Include a walkable catchment for the Māngere Town Centre. [Refer to Attachment 2, Map 12 of the submission for further details]	Centres - NPS-UD Policy 3d response	Māngere Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	941.30	Foodstuffs North Island Limited	Amend the maximum height for the Māngere Town Centre to 32.5m. [Refer to Attachment 2, Map 12 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.31	Foodstuffs North Island Limited	Amend the maximum height for the Manurewa Town Centre zone to 32.5m. [Refer to Attachment 2, Map 13 of the submission for further details]	Centres - NPS-UD Policy 3d response	Manurewa Town Centre - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.32	Foodstuffs North Island Limited	Rezone 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World) to Town Centre zone.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.33	Foodstuffs North Island Limited	Include a walkable catchment for the requested May Road Town Centre. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.34	Foodstuffs North Island Limited	Amend the maximum height for the requested May Road Town Centre to 32.5m. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.35	Foodstuffs North Island Limited	Delete the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas from 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World). [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	941.36	Foodstuffs North Island Limited	Include a walkable catchment for the Milford Town Centre. [Refer to Attachment 2, Map 15 of the submission for further details]	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.37	Foodstuffs North Island Limited	Amend the maximum height for the Milford Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	941.38	Foodstuffs North Island Limited	Rezone part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site) to Residential - Terrace Housing and Apartment Buildings Zone. [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	941.39	Foodstuffs North Island Limited	Retain General Business zoning for part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site). [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	941.40	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Mt Albert
FS80	Elizabeth Westbrooke	Oppose	941.41	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Avondale
FS80	Elizabeth Westbrooke	Oppose	941.42	Foodstuffs North Island Limited	Amend the maximum height for 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save) to 21m. [Refer to Attachment 2, Map 16 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.43	Foodstuffs North Island Limited	Amend to extend the Panmure RTN walkable catchment to include 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save). [Refer to Attachment 2, Map 17 of the submission for further details]	Walkable Catchments	WC RTN Panmure
FS80	Elizabeth Westbrooke	Oppose	941.44	Foodstuffs North Island Limited	Amend the maximum height for 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save) to 21m. [Refer to Attachment 2, Map 17 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.45	Foodstuffs North Island Limited	Include a walkable catchment for Orewa Town Centre. [Refer to Attachment 2, Map 18 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

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FS80	Elizabeth Westbrooke	Oppose	941.46	Foodstuffs North Island Limited	Amend the maximum height for Orewa Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.47	Foodstuffs North Island Limited	Amend the maximum height across the whole Papakura Metropolitan Centre to 40.5m. [Refer to Attachment 2, Map 19 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	941.48	Foodstuffs North Island Limited	Include a walkable catchment for the Remuera Town Centre or amend to include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. [Refer to Attachment 2, Map 20 of the submission for further details]	Centres - NPS-UD Policy 3d response	Remuera Town Centre - extent of intensification
FS80	Elizabeth Westbrooke	Oppose	941.49	Foodstuffs North Island Limited	Amend the maximum height for the Remuera Town Centre to 32.5m. [Refer to Attachment 2, Map 20 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.50	Foodstuffs North Island Limited	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	941.51	Foodstuffs North Island Limited	Amend the maximum height standard for 2 College Hill Freemans Bay and 220 Victoria Street West Auckland Central (Victoria Park New World) to 50m. [Refer to Attachment 2, Map 22 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.52	Foodstuffs North Island Limited	Rezone 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to Metropolitan Centre Zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	941.53	Foodstuffs North Island Limited	Amend the maximum height for 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to 72m. [Refer to Attachment 2, Map 23 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	941.54	Foodstuffs North Island Limited	Rezone part of 580 Whangaparaoa Road, Stanmore Bay to Local Centre zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	941.55	Foodstuffs North Island Limited	Include a walkable catchment for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay. [Refer to Attachment 2, Map 23 of the submission for further details]	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	941.56	Foodstuffs North Island Limited	Amend the maximum height for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay to 21m. [Refer to Attachment 2, Map 23 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	949.1	Piper Properties Consultants Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS80	Elizabeth Westbrooke	Oppose	949.2	Piper Properties Consultants Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	949.3	Piper Properties Consultants Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	949.4	Piper Properties Consultants Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	949.5	Piper Properties Consultants Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	949.6	Piper Properties Consultants Limited	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	949.7	Piper Properties Consultants Limited	Retain proposed amendments to D18.1 Background if the SCAR overlay is retained [as a QM].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.8	Piper Properties Consultants Limited	Delete objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.9	Piper Properties Consultants Limited	Delete policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.10	Piper Properties Consultants Limited	Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.11	Piper Properties Consultants Limited	Delete D18.4(3) if LDR zone is retained as part of the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.12	Piper Properties Consultants Limited	Delete proposed provisions from D18.4.1 Activity Table [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.13	Piper Properties Consultants Limited	Retain proposed provisions from D18.4.1 Activity Table if LDR zone is deleted and a more intensive zoning is applied [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.14	Piper Properties Consultants Limited	Amend standards to be complied with under D18.4.1 to rely on underlying zone to a greater extent [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.15	Piper Properties Consultants Limited	Delete D18.4(3) and D18.4(5) in relation to Special Character Areas Overlay - Business.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	949.16	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.17	Piper Properties Consultants Limited	Delete any duplication of underlying zoning requirements in relation to D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.18	Piper Properties Consultants Limited	Retain D18.6.1A if LDR zone is deleted and a more intensive zoning is applied [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.19	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.1 [refer to page 19 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.20	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.2 [refer to page 20 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.21	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.3 and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 21 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.22	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.4 [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.23	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.5 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.24	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.1 (Building height) [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.25	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.2 (Height in relation to boundary) to rely on underlying zone to a greater extent [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.26	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.3 (Yards) [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.27	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.4 (Building coverage) [refer to page 25 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.28	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.5 (Landscaped area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.29	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.6 (Maximum impervious area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.30	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.7 (Fences) to rely on underlying zone provisions to a greater extent [refer to page 27 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.31	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.1.1 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 28 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.32	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.2.1 [refer to page 29 submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	949.33	Piper Properties Consultants Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	949.34	Piper Properties Consultants Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	949.35	Piper Properties Consultants Limited	Remove reference to QM under E38.1 Introduction [refer to page 30 of the submission for further details].	Subdivision	Urban Subdivision

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FS80	Elizabeth Westbrooke	Oppose	949.36	Piper Properties Consultants Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.37	Piper Properties Consultants Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.38	Piper Properties Consultants Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.39	Piper Properties Consultants Limited	Delete proposed amendments to E38.3 (13)(31)(32)(33)(34)(35)Policies. [refer to page 31 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.40	Piper Properties Consultants Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission pages 32-33 for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.41	Piper Properties Consultants Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.42	Piper Properties Consultants Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 34 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.43	Piper Properties Consultants Limited	Delete proposed amendments to E38.8.2 [refer to page 34-35 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.44	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.1 [refer to page 35 submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.45	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.2 [refer to page 35-36 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.46	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.1 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.47	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.2 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	949.48	Piper Properties Consultants Limited	Delete LDR zone in its entirety [refer to page 37-39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	949.49	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.50	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	949.51	Piper Properties Consultants Limited	Delete additional objectives (5)-(10) inserted at H5.2 [refer to page 39 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.52	Piper Properties Consultants Limited	Delete additional policies (6a)(7)(11)(12)(13)(14)(15)(16)(17) inserted at H5.3 [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.53	Piper Properties Consultants Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.54	Piper Properties Consultants Limited	Retain proposed provisions under H5.5(4) [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.55	Piper Properties Consultants Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.56	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.57	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.58	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.59	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.60	Piper Properties Consultants Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.61	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.62	Piper Properties Consultants Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.63	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.64	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.65	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.66	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.67	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.68	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.69	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.70	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 53 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.71	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to page 54-55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.72	Piper Properties Consultants Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA [refer to page 55-56 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.73	Piper Properties Consultants Limited	Delete proposed additions to H5.8.1(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.74	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to pages 56-57 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.75	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.76	Piper Properties Consultants Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.77	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.78	Piper Properties Consultants Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.79	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	949.80	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.81	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(1)(c) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.82	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.83	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(3)(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.84	Piper Properties Consultants Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.85	Piper Properties Consultants Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Development [refer to pages 63-66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.86	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.87	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to page 67 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.88	Piper Properties Consultants Limited	Retain proposed changes to Assessment criteria at H5.8(6) for height in relation to boundary [refer to page 69 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.89	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.90	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.91	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.92	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.93	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.94	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 73 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.95	Piper Properties Consultants Limited	Retain propose changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.96	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.97	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.98	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.99	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.100	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.101	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.102	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.103	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.104	Piper Properties Consultants Limited	Delete proposed special information requirements under H5.9 [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.105	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	949.106	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and ‘down-zoning’ the underlying zone is not necessary to appropriately manage those constraints. [refer to pages 78-79 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	949.107	Piper Properties Consultants Limited	Retain MDRS provisions under H6.1 Zone description [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.108	Piper Properties Consultants Limited	Delete changes proposed to H6.2 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.109	Piper Properties Consultants Limited	Delete changes proposed to H6.3 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.110	Piper Properties Consultants Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.111	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.112	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.113	Piper Properties Consultants Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.114	Piper Properties Consultants Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.115	Piper Properties Consultants Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.116	Piper Properties Consultants Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.117	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.118	Piper Properties Consultants Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.119	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	949.120	Piper Properties Consultants Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 85 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.121	Piper Properties Consultants Limited	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.122	Piper Properties Consultants Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.123	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.124	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 87 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.125	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 88 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.126	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.127	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.128	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.129	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.1 Matters of Control [refer to page 91 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.130	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.2 Assessment criteria for Controlled activities [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.131	Piper Properties Consultants Limited	Reject matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.132	Piper Properties Consultants Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.133	Piper Properties Consultants Limited	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.134	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.135	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.136	Piper Properties Consultants Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.137	Piper Properties Consultants Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.138	Piper Properties Consultants Limited	Delete other proposed provisions under H6.8.1 [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.139	Piper Properties Consultants Limited	Delete proposed provisions under H6.8.2 Assessment criteria [refer to page 96 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.140	Piper Properties Consultants Limited	Delete proposed provisions under H6.9 Special Information Requirements [refer to page 103 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	949.141	Piper Properties Consultants Limited	Delete proposed 'Landscaped area definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	949.142	Piper Properties Consultants Limited	Delete proposed 'Service Area' definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	949.143	Piper Properties Consultants Limited	Delete proposed 'Urban Heat Island' definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	949.144	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	949.145	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	949.146	Piper Properties Consultants Limited	Approve the broad application of MHU as notified.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	949.147	Piper Properties Consultants Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	949.148	Piper Properties Consultants Limited	Reject introduction of QMs and its relationship with the underlying zones to justify lower density zoning [refer to page 5 of submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	949.149	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	949.150	Piper Properties Consultants Limited	Reject LDR zoning for 70-72 Williamson Avenue, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	949.151	Piper Properties Consultants Limited	Reject LDR zoning for 49 Ariki Street, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	949.152	Piper Properties Consultants Limited	Reject aesthetic based character assessments [in relation to Grey Lynn area] [refer to page 10 of submission for details].	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Oppose	949.153	Piper Properties Consultants Limited	Reject approach to application of 800m walkable catchment.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	949.154	Piper Properties Consultants Limited	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

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FS80	Elizabeth Westbrooke	Oppose	949.155	Piper Properties Consultants Limited	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	949.156	Piper Properties Consultants Limited	Reject inclusion of Combined Wastewater Network as QM.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	949.157	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	949.158	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	971.1	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres, metropolitan centres and rapid transit routes including bus routes throughout the Auckland region.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	971.2	RTJ Property Professionals Limited	Increase the city centre walkable catchment to a minimum of 2,500 metres from the edges of the city centre.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS80	Elizabeth Westbrooke	Oppose	971.3	RTJ Property Professionals Limited	Increase the metropolitan centre walkable catchment to a minimum of 1,500 metres radius from the edges of metropolitan centres.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS80	Elizabeth Westbrooke	Oppose	971.4	RTJ Property Professionals Limited	Apply a wider walkable catchment to all rapid transit routes including bus routes throughout the Auckland region. Walkable catchments should be increased to a minimum of 1,500 metres radius from rapid transit centres. In addition they should be applied within 200 metres of any bus route.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	971.5	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres throughout the Auckland region.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS80	Elizabeth Westbrooke	Oppose	971.6	RTJ Property Professionals Limited	Do not upzone the rail [inferred light rail] corridor allowing more intensive development prior to the route being confirmed.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	971.7	RTJ Property Professionals Limited	Do not restrict development on all sites up-zoned based on Council's failure to provide sufficient waste water treatment and/or water supply infrastructure to cater for the development that has already occurred throughout the Auckland region and is required to satisfy the population growth expected within the Auckland region in the next 30 years.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	971.8	RTJ Property Professionals Limited	Do not restrict the number of sites and units to be accessed from driveways to that currently proposed under the plan change and the current operative plan. Use Christchurch District Plan controls [attached].	Subdivision	Urban Subdivision

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FS80	Elizabeth Westbrooke	Oppose	971.9	RTJ Property Professionals Limited	See PC79 (Amendments to the transport provisions)	Other Plan Change	0
FS80	Elizabeth Westbrooke	Oppose	971.10	RTJ Property Professionals Limited	Provide more and better infrastructure such as more frequent public transport to support the increased population, and provide more dedicated bus lanes.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	1066.1	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	1066.2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape assessment, D11.9.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1066.3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed mapping extent of the Waitākere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1066.4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed information requirement at D12.9 "An ecological assessment and landscape assessment prepared by a suitably qualified specialist may be required as part of a subdivision application, commensurate with the scale and likely effects of the proposed development".	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)

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FS80	Elizabeth Westbrooke	Oppose	1066.5	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS80	Elizabeth Westbrooke	Oppose	1066.6	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1066.7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1066.8	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new rules (D14.4.1(A7A) – (A7D)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1066.9	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain existing standards D14.6.1 (Height) and D14.6.3.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.10	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1066.11	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1066.12	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1066.13	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1066.14	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new Policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)

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FS80	Elizabeth Westbrooke	Oppose	1066.15	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1066.16	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1066.17	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended matters of discretion - D15.8.1(1) and (2) and assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1066.18	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1066.19	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove local and public views as a Qualifying Matter.	Qualifying Matters Other	Local Public Views (D16)

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FS80	Elizabeth Westbrooke	Oppose	1066.20	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed provisions (Historic Heritage overlay as a qualifying matter)	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1066.24	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new introductory statement (3) to D18.4 Activity table if Low Density Residential zone is deleted from the Unitary Plan (preferred). Alternatively, delete the proposed introductory statement (3) to D18.4 Activity table if the Low Density Residential zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.25	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions significantly amending Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain provisions if underlying Low Density Residential zone is deleted and a more intensive zoning is applied. Amend standards to be complied with to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.26	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.27	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent). Alternatively, retain provisions if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.28	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.29	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS80	Elizabeth Westbrooke	Oppose	1066.30	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.31	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.32	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.33	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.34	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.2 'Height in relation to boundary' and amendments to existing standard D18.6.1.2 'Height in relation to boundary'. Rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.35	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.3 'Yards' and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.36	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.37	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.38	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.6 'Maximum impervious area' and amendments to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.39	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.7. 'Fences, walls and other structures' and amendments/additions to existing standard D18.6.1.7 'Fences, walls and other structures', rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.40	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at D18.8.1.1, addition to matter of discretion D18.8.1.1(2), replacement matter of discretion D18.8.1.1(3) and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.41	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1066.42	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new statement inserted under heading E36. Natural hazards and flooding: 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' Delete number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. Delete a amendment to E36.1. Background.	Qualifying Matters Other	Natural Hazards that are less than significant
FS80	Elizabeth Westbrooke	Oppose	1066.43	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendment to E38.1. Introduction.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.44	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.2. Objectives.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.45	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to Qualifying Matters, particularly the mapped Infrastructure Constraints in amendments to E38.2. Objectives.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.46	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to Table E38.4.2 Activity table - Subdivision in residential zones.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.47	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new addition of E38.8.1A. Standards – residential controlled activities activity applications. Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply. Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.48	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.8.2. Standards – residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.49	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.1. Matters of control.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.50	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.2. Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.51	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.1. Matters of discretion.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.52	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.2. Assessment criteria.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1066.53	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain application of Single House zone to periphery of the region.	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriateness of QMs (Other)

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FS80	Elizabeth Westbrooke	Oppose	1066.55	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain mapped extent of the Mixed Housing Suburban zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1066.56	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the provisions of the Mixed Housing Suburban zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS80	Elizabeth Westbrooke	Oppose	1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1066.59	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H5.2.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.60	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H5.3.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.61	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new clarifying statement and rules introduced H5.4.1 Activity Table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.62	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions H5.5(1).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.63	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed new standard H5.6.3A 'Number of dwellings per site'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.64	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.65	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.66	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H5.6.5 HiRB amended to accord with MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.67	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.8 Yards to accord with MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.68	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete table H5.6.8.2 (riparian / lakeside / coastal protection yard).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.69	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.10 Building coverage to incorporate MDRS requirement.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.70	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H5.6.10(2) Building coverage requirement from the zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.71	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.11 Landscaped area to incorporate MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.72	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H5.6.11 Landscaped area not required by MDRS .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.73	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.12 Outlook space to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.74	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Support amendment to existing H5.6.12 Outlook space standard reducing outlook space requirement to 5m for four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.75	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to existing H5.6.12 Outlook space standard for four or more dwellings or otherwise amend to address reasons identified in submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.76	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.14 Outdoor living space to give effect to MDRS requirements for up to three dwellings	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.77	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to Standard H5.6.14 Outdoor living space.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.78	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.79	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.19 'Deep soil area and canopy tree'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.80	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.20 'Safety and privacy buffer from private pedestrian and vehicle accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.81	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.21 'Residential waste management'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.82	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H5.7.1(1) and assessment criteria H5.7.2(1).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.83	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.84	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain deletion of 'intensity' from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria; and delete other amendments from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.85	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete 'intensity' from H5.8.1(3)(a)(i) matters of matters of discretion and H5.8.2(1)(b)(i) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.86	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.87	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H5.8.1 (1)-(2) matters of discretion and H5.8.2 (1)-(2) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.88	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.1(3) matters of discretion and H5.8.2(3) assessment criteria provisions for IRDs.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.89	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.90	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(4) building height assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.91	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H5.8.2(6) HiRB assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.92	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(9) yards assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.93	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(10) maximum impervious areas assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.94	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(11) building coverage assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.95	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(12) landscaped area assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.96	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(13) outlook space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.97	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(14) daylight assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.98	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15) outdoor living space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.99	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15A) assessment criteria provisions for windows to street and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.100	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(16) assessment criteria provisions for front, side and rear walls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.101	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(17) assessment criteria provisions for minimum dwelling size.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.102	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(18) assessment criteria provisions for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.103	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(19) assessment criteria provisions for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.104	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(20) residential waste assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.105	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(21) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.106	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(22) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.107	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed special information requirements at H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal

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FS80	Elizabeth Westbrooke	Oppose	1066.110	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Approve proposed amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.111	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H6.2.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.112	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H6.3.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1066.113	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in Activity Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.114	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions (H6.5(5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.115	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.116	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.117	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the MDRS H6.6.5 Height standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.118	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable at least six-storey development across in H6.6.5 Height Standards the zone.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1066.119	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H6.6.6-H6.6.8 Height in relation to boundary provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.120	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H6.6.11(2) Building coverage requirement from the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.121	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in standard H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.122	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H6.6.13 Outlook Space	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.123	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H6.6.13 Outlook space which support reduction of outlook space to 5m. Opposed requirement for outlook from 4+ dwellings to align with outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.124	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendment to existing H6.6.15 Outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.125	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to existing H6.6.19 Windows to Street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.126	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to standard H6.6.20 Deep soil area and canopy trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.127	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H6.6.21 'Safety and privacy buffer to private pedestrian and vehicle accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.128	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H6.6.22 'Residential waste management'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.129	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H6.7.1(1) and assessment criteria H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.130	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(6).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.131	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.132	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7) relating to mapped stormwater disposal constraints.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS80	Elizabeth Westbrooke	Oppose	1066.133	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.134	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

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FS80	Elizabeth Westbrooke	Oppose	1066.135	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(22) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.136	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Stormwater Disposal Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS80	Elizabeth Westbrooke	Oppose	1066.137	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.138	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the proposed deletion of 'intensity' from matters of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.139	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H6.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.140	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.1 (1)-(2) matters of discretion and H6.8.2 assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.141	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.2(3),(5)-(6), (11)-(13),(15A),(17)-(22) assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.142	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H6.9. Special information requirements provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1066.143	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.1 zone provisions that directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.144	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.1 zone provisions relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions

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FS80	Elizabeth Westbrooke	Oppose	1066.145	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.2 objectives relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.146	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character and all other proposed changes to H8.2 objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.147	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.3 policies relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.148	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend references to 'human scale' to better define / describe the outcomes sought, along with amending prescriptive nature of policies relating to built form and massing standards, and retain all other proposed changes to H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.149	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.4.1 Activity table provisions relating to qualifying matters and retain all other proposed changes qualifying matters and retain all other.	Business Zones provisions	City Centre Zone - all other provisions

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FS80	Elizabeth Westbrooke	Oppose	1066.150	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.2. General building height provisions.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1066.151	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.5. Harbour edge height control plane provisions.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1066.152	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1066.153	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative provision H8.6.8(1)(b).	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1066.154	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.9. Rooftops provisions as proposed.	Business Zones provisions	City Centre Zone - height provisions

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FS80	Elizabeth Westbrooke	Oppose	1066.155	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.10-H8.6.21 provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1066.156	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.23. Streetscape improvement and landscaping provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1066.157	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1066.158	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed Standard H8.6.24A Maximum east-west tower dimension provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1066.159	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25 Building frontage alignment and height.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

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FS80	Elizabeth Westbrooke	Oppose	1066.160	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25A Building setback from boundaries: provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1066.161	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard H8.6.34. Through-site links provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.162	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(6) Matters of discretion provisions or otherwise amend as requested by: deleting any reference to 'existing' built form and character; deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.163	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(8B) Maximum east-west tower dimension matters of discretion provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1066.164	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(9) matters of discretion provisions.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1066.165	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed at H8.8.1(16) matters of discretion provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.166	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend proposed H8.8.2(1) and H8.8.2(6) assessment provisions by: deleting any reference to 'existing' built form and character; and deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1066.167	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(8B) Maximum east-west tower dimension assessment criteria provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1066.168	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(9) assessment criteria provisions.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1066.169	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.1. Zone description.	Business Zones provisions	Mixed Use Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.170	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.1. Zone description	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1066.171	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.2. objectives.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1066.172	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.2. objectives.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1066.173	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.3. objectives.	Business Zones provisions	Mixed Use Zone

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FS80	Elizabeth Westbrooke	Oppose	1066.174	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.3. policies.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1066.175	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in purpose of Standard H13.6.1. Building height.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1066.176	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1066.177	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed landscaped area definition.	Plan making and procedural	Definitions

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FS80	Elizabeth Westbrooke	Oppose	1066.178	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed service area definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1066.179	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed urban heat island definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1066.180	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Apply the Height Variation Control to 39 Launch Road, Hobsonville to enable height of 35m across the northern end of the property. [Refer to pages 8 and 9 of the submission for detail].	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS80	Elizabeth Westbrooke	Oppose	1073.1	Fulton Hogan Land Development Limited	Retain Residential MHU and THAB zoning within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1073.2	Fulton Hogan Land Development Limited	Retain the Wainui precinct provisions as notified - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS80	Elizabeth Westbrooke	Oppose	1073.3	Fulton Hogan Land Development Limited	Delete the Infrastructure – Water and/or Wastewater Constraints Control as it applies within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS80	Elizabeth Westbrooke	Oppose	1073.4	Fulton Hogan Land Development Limited	Amend H5.1 Zone description to clarify that the Residential MHU zone has a role in the reduction in carbon emissions through promoting a compact urban form [refer to Appendix 1, page 5 of submission for details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1073.5	Fulton Hogan Land Development Limited	Retain Objective H5.2(A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.6	Fulton Hogan Land Development Limited	Retain Objective H5.2(B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.7	Fulton Hogan Land Development Limited	Amend H5.2(1) to 'Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.8	Fulton Hogan Land Development Limited	Approve deletion of Objective H5.2(2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.9	Fulton Hogan Land Development Limited	Retain operative objective H5.2(3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.10	Fulton Hogan Land Development Limited	Retain Objective H5.2(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.11	Fulton Hogan Land Development Limited	Delete Objective H5.2(5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.12	Fulton Hogan Land Development Limited	Amend Objective H5.2(6) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.13	Fulton Hogan Land Development Limited	Amend Objective H5.2(7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects. Development is supported by adequate infrastructure and services.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.14	Fulton Hogan Land Development Limited	Amend H5.2(8) to 'Enable a safe street environment, including passive surveillance for pedestrians within and adjacent to developments.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.15	Fulton Hogan Land Development Limited	Delete Objective H5.2(9) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.16	Fulton Hogan Land Development Limited	Delete Objective H5.2(10) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.17	Fulton Hogan Land Development Limited	Retain policy H5.3. (A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.18	Fulton Hogan Land Development Limited	Retain policy H5.3. (B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.19	Fulton Hogan Land Development Limited	Retain policy H5.3. (C1) as notified.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.20	Fulton Hogan Land Development Limited	Retain policy H5.3. (D1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.21	Fulton Hogan Land Development Limited	Retain policy H5.3. (E1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.22	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (1) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.23	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.24	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.25	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (4) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.26	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.27	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (6) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.28	Fulton Hogan Land Development Limited	Delete and replace H5.3. (6A) with additional policies under the heading Planned Built Character and Street Environment [refer to Appendix 1, page 6 and 7 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.29	Fulton Hogan Land Development Limited	Retain operative policy H5.3. (7); proposed deletion opposed - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.30	Fulton Hogan Land Development Limited	Retain policy H5.3. (8) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.31	Fulton Hogan Land Development Limited	Retain policy H5.3. (9) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.32	Fulton Hogan Land Development Limited	Retain policy H5.3. (10) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.33	Fulton Hogan Land Development Limited	Delete policy H5.3. (11) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.34	Fulton Hogan Land Development Limited	Amend policy H5.3. (12) to 'Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.35	Fulton Hogan Land Development Limited	Amend policy H5.3. (13) to 'Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.36	Fulton Hogan Land Development Limited	Delete policy H5.3. (14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.37	Fulton Hogan Land Development Limited	Delete policy H5.3. (15) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.38	Fulton Hogan Land Development Limited	Delete policy H5.3. (16) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.39	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.40	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.41	Fulton Hogan Land Development Limited	Amend H5.4.1. (A3) to comply with standards as outlined in submission [refer to Appendix 1, page 8 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.42	Fulton Hogan Land Development Limited	Amend H5.4.1. (A4) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.43	Fulton Hogan Land Development Limited	Amend H5.4.1. (A8) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.44	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.45	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.46	Fulton Hogan Land Development Limited	Amend H5.4.1. (A30A) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.47	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.48	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1073.49	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.50	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.51	Fulton Hogan Land Development Limited	Delete H5.4.1. (A32B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.52	Fulton Hogan Land Development Limited	Retain H5.4.1. (A33) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.53	Fulton Hogan Land Development Limited	Amend H5.5 (5) to comply with standards as outlined in submission [refer to Appendix 1, page 11 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.54	Fulton Hogan Land Development Limited	Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.55	Fulton Hogan Land Development Limited	[Delete H5.6.3C (Dwellings within the Infrastructure –Stormwater Disposal Constraints Control)] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.56	Fulton Hogan Land Development Limited	Retain H5.6.4. (Building height) as notified.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.57	Fulton Hogan Land Development Limited	Retain H5.6.5. (1), H5.6.5. (2A), H5.6.5. (3), H5.6.5. (4), H5.6.5. (5), H5.6.5. (6), H5.6.5. (7) (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.58	Fulton Hogan Land Development Limited	Reject deletion of H5 6.5 (2)(b) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.59	Fulton Hogan Land Development Limited	Approve deletion of H5.6.6. (Alternative height in relation to boundary) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.60	Fulton Hogan Land Development Limited	Approve deletion of H5.6.7. (Height in relation to boundary adjoining lower intensity zones) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.61	Fulton Hogan Land Development Limited	Retain H5.6.8. (Yards) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.62	Fulton Hogan Land Development Limited	Retain H5.6.9. (Maximum impervious area) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.63	Fulton Hogan Land Development Limited	Amend H5.6.10 (Building coverage) by deleting additional provisions for sites subject to the Significant Ecological Area Overlay - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.64	Fulton Hogan Land Development Limited	Amend H5.6.11 (Landscaped area) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.65	Fulton Hogan Land Development Limited	Amend H5.6.12. (Outlook space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.66	Fulton Hogan Land Development Limited	Delete H5.6.13. (Daylight) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.67	Fulton Hogan Land Development Limited	Amend H5.6.14. (Outdoor living space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.68	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H5.6.14. (Outdoor living space) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.69	Fulton Hogan Land Development Limited	Amend H5.6.15 (Front, side and rear fences and walls) to increase height to 2.5m within the side and rear yards - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.70	Fulton Hogan Land Development Limited	Amend H5.6.16 (Minimum dwelling size) to 40m² for one bedroom dwellings - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1073.71	Fulton Hogan Land Development Limited	Amend H5.6.17 (2) to 'Rainwater tanks located within a required outlook area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.72	Fulton Hogan Land Development Limited	Amend H5.6.17 (3) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m2 of the required 20m2 area.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.73	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission [refer to page 13 of submission for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.74	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission. If standard is retained amend as described [refer to page 13 for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.75	Fulton Hogan Land Development Limited	Delete H5.6.19 (Deep soil area and canopy tree) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.76	Fulton Hogan Land Development Limited	Delete H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.77	Fulton Hogan Land Development Limited	Delete H5.6.21 (Residential waste management) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.78	Fulton Hogan Land Development Limited	Amend H5.8.1.(2) as set out in the submission [refer to page 14 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.79	Fulton Hogan Land Development Limited	Amend H5.8.1.(3) as set out in the submission [refer to page 15 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.80	Fulton Hogan Land Development Limited	Retain H5.8.1.(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.81	Fulton Hogan Land Development Limited	Approve deletion of H5.8.1.(5) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.82	Fulton Hogan Land Development Limited	Delete H5.8.1.(6) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.83	Fulton Hogan Land Development Limited	Delete H5.8.1.(7) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.84	Fulton Hogan Land Development Limited	Delete H5.8.2.(2) to align with operative AUP approach as discussed in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.85	Fulton Hogan Land Development Limited	Delete H5.8.2.(2)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.86	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications achieve the matters outlined in the submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.87	Fulton Hogan Land Development Limited	Delete H5.8.2.(3)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.88	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications that infringe maximum height achieve policies as outlined in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.89	Fulton Hogan Land Development Limited	Retain H5.8.2.(5) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.90	Fulton Hogan Land Development Limited	Delete H5.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(6C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.91	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(7) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.92	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(8) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.93	Fulton Hogan Land Development Limited	Retain H5.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.94	Fulton Hogan Land Development Limited	Retain H5.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.95	Fulton Hogan Land Development Limited	Amend H5.8.2.(11) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.96	Fulton Hogan Land Development Limited	Retain H5.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.97	Fulton Hogan Land Development Limited	Retain H5.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.98	Fulton Hogan Land Development Limited	Delete H5.8.2.(14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.99	Fulton Hogan Land Development Limited	Amend H5.8.2.(15) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.100	Fulton Hogan Land Development Limited	Amend H5.8.2.(15A) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.101	Fulton Hogan Land Development Limited	Retain H5.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.102	Fulton Hogan Land Development Limited	Amend H5.8.2.(17) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.103	Fulton Hogan Land Development Limited	Delete H5.8.2.(18) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.104	Fulton Hogan Land Development Limited	Delete H5.8.2.(19) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.105	Fulton Hogan Land Development Limited	Delete H5.8.2.(20) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.106	Fulton Hogan Land Development Limited	Delete H5.8.2.(21) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.107	Fulton Hogan Land Development Limited	Delete H5.8.2.(22) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.108	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.109	Fulton Hogan Land Development Limited	Delete H5.9(2) Deep Soil Area and Canopy Tree. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.110	Fulton Hogan Land Development Limited	Delete H5.9 Residential waste management requirements - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1073.111	Fulton Hogan Land Development Limited	Amend H6.1 Zone description as outlined in submission [refer to page 20 of submission for details] - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.112	Fulton Hogan Land Development Limited	Delete 'Urban heat island'. See page 40 of submission	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.113	Fulton Hogan Land Development Limited	Retain objective H6.2 (B1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.114	Fulton Hogan Land Development Limited	Retain objective H6.2 (1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.115	Fulton Hogan Land Development Limited	Delete objective H6.2 (1A) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.116	Fulton Hogan Land Development Limited	Amend objective H6.2 (2) to 'Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. contributes to the creation of neighbourhoods with a high density residential built character, in a variety of forms comprising residential buildings generally up to five storeys.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.117	Fulton Hogan Land Development Limited	Retain operative H6.2 (3) objective - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.118	Fulton Hogan Land Development Limited	Retain objective H6.2 (4) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.119	Fulton Hogan Land Development Limited	Amend objective H6.2 (5) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change and supports a reduction in carbon emissions..' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.120	Fulton Hogan Land Development Limited	Delete objective H6.2 (6) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.121	Fulton Hogan Land Development Limited	Amend objective H6.2 (7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects supported by adequate infrastructure and services.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.122	Fulton Hogan Land Development Limited	Amend objective H6.2 (8) to 'Enable safer pedestrian movement within the immediate locality of higher density - THAB zone. developments to ensure ease of pedestrian movement to the rapid transport stops as safe street environment, including passive surveillance, for pedestrians within and adjacent to developments.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.123	Fulton Hogan Land Development Limited	Delete objective H6.2 (9) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.124	Fulton Hogan Land Development Limited	Retain policy H6.3 (A1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.125	Fulton Hogan Land Development Limited	Retain policy H6.3 (B1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.126	Fulton Hogan Land Development Limited	Retain policy H6.3 (C1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.127	Fulton Hogan Land Development Limited	Retain policy H6.3 (D1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.128	Fulton Hogan Land Development Limited	Retain policy H6.3 (E1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.129	Fulton Hogan Land Development Limited	Delete policy H6.3 (1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.130	Fulton Hogan Land Development Limited	Delete policy H6.3 (2) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.131	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (3). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.132	Fulton Hogan Land Development Limited	Delete H6.3 (A4) and replace with policies as outlined in the submission [refer to page 22 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.133	Fulton Hogan Land Development Limited	Delete policy H6.3 (4). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.134	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.135	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (6) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.136	Fulton Hogan Land Development Limited	Retain H6.3 (7) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.137	Fulton Hogan Land Development Limited	Retain operative H6.3 (8) policy. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.138	Fulton Hogan Land Development Limited	Retain policy H6.3 (9) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.139	Fulton Hogan Land Development Limited	Retain H6.3 (10) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.140	Fulton Hogan Land Development Limited	Delete policy H6.3 (11). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.141	Fulton Hogan Land Development Limited	Amend policy H6.3 (12) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 23 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.142	Fulton Hogan Land Development Limited	Amend policy H6.3 (13) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 24 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.143	Fulton Hogan Land Development Limited	Delete policy H6.3 (14) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.144	Fulton Hogan Land Development Limited	Delete policy H6.3 (15). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.145	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.146	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.147	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A3) as outlined in submission [refer to page 24 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.148	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A4) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.149	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.150	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3C). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.151	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.152	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.153	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.154	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.155	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.156	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.157	Fulton Hogan Land Development Limited	Delete H6.4.1 (A33b). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.158	Fulton Hogan Land Development Limited	Retain H6.4.1 (A35) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.159	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.5 (5) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.160	Fulton Hogan Land Development Limited	Delete H6.6.4B. (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.161	Fulton Hogan Land Development Limited	Delete H6.6.4C. (Dwellings within the Infrastructure - Stormwater Disposal Constraints Control).- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.162	Fulton Hogan Land Development Limited	Amend H6.6.5 (Building Height) to provide for 8 storey development as a minimum throughout the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.163	Fulton Hogan Land Development Limited	Delete the different height limits that apply inside and outside walkable catchments.- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.164	Fulton Hogan Land Development Limited	Amend H6.6.6(1), H6.6.6(2a), H6.6.6(3), H6.6.6(4), H6.6.6(5), H6.6.6(6), H6.6.6(7) (Height in relation to boundary) to apply the walkable catchment standard to the entire THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.165	Fulton Hogan Land Development Limited	Reject deletion of H5 6.6 (2b) (Height in relation to boundary (on open space zone boundaries) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.166	Fulton Hogan Land Development Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.167	Fulton Hogan Land Development Limited	Retain H6.6.9. (Yards) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.168	Fulton Hogan Land Development Limited	Retain H6.6.10. (Maximum impervious area) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.169	Fulton Hogan Land Development Limited	Amend H6.6.11. (Building coverage) to align with MDRS. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.170	Fulton Hogan Land Development Limited	Delete additional provisions for sites subject to the Significant Ecological Area Overlay under H6.6.11. (Building coverage. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.171	Fulton Hogan Land Development Limited	Apply H6.6.12. (Landscaped area) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.172	Fulton Hogan Land Development Limited	Apply H6.6.12. (Outlook space) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.173	Fulton Hogan Land Development Limited	Delete H6.6.13. (Daylight). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.174	Fulton Hogan Land Development Limited	Apply H6.6.15. (Outdoor living space) MDRS correctly to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.175	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H6.6.15. (Outdoor living space). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.176	Fulton Hogan Land Development Limited	Amend H6.6.16(1)(b) (Front, side and rear fences and walls) to increase height of side and rear yards to 2.5m. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.177	Fulton Hogan Land Development Limited	Amend H6.6.17(1)(b) (Minimum dwelling size) to refer to 40m².- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.178	Fulton Hogan Land Development Limited	Amend H6.6.18(2) [3] (Rainwater tanks) to 'Rainwater tanks located within a required outlook space area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.179	Fulton Hogan Land Development Limited	Amend H6.6.18(3) [4] (Rainwater tanks) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m² of the required 20m² area.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1073.180	Fulton Hogan Land Development Limited	Delete H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.181	Fulton Hogan Land Development Limited	Amend H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as outlined in submission if standard is retained [refer to page 30 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.182	Fulton Hogan Land Development Limited	Delete H6.6.20. (Deep soil area and canopy tree). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.183	Fulton Hogan Land Development Limited	Delete H6.6.21. (Safety and privacy buffer to private pedestrian and vehicle accessways). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.184	Fulton Hogan Land Development Limited	Delete H6.6.22. (Residential waste management). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.185	Fulton Hogan Land Development Limited	Amend H6.8.1.(2) as outlined in submission [refer to page 31 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.186	Fulton Hogan Land Development Limited	Amend H6.8.1.(3) as outlined in submission [refer to page 32 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.187	Fulton Hogan Land Development Limited	Amend H6.8.1.(4) as outlined in submission [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.188	Fulton Hogan Land Development Limited	Approve deletion of H6.8.1.(5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.189	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(6) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.190	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(7) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.191	Fulton Hogan Land Development Limited	Delete H6.8.2.(2) and replace to align with operative AUP approach [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.192	Fulton Hogan Land Development Limited	Delete H6.8.2.(3) and replace to align with operative AUP approach [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.193	Fulton Hogan Land Development Limited	Delete H6.8.2.(5) and assess the extent that applications that infringe maximum height achieve policies as outlined in the submission [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.194	Fulton Hogan Land Development Limited	Delete H6.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(CA) [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.195	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(7). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.196	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(8). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.197	Fulton Hogan Land Development Limited	Retain H6.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.198	Fulton Hogan Land Development Limited	Retain H6.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.199	Fulton Hogan Land Development Limited	Amend H6.8.2.(11) as outlined in submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.200	Fulton Hogan Land Development Limited	Retain H6.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.201	Fulton Hogan Land Development Limited	Retain H6.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.202	Fulton Hogan Land Development Limited	Delete H6.8.2.(14). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.203	Fulton Hogan Land Development Limited	Amend H6.8.2.(15) as outlined in the submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.204	Fulton Hogan Land Development Limited	Amend H6.8.2.(15A) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.205	Fulton Hogan Land Development Limited	Retain H6.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.206	Fulton Hogan Land Development Limited	Amend H6.8.2.(17) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.207	Fulton Hogan Land Development Limited	Delete H6.8.2.(18). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.208	Fulton Hogan Land Development Limited	Delete H6.8.2.(19). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.209	Fulton Hogan Land Development Limited	Delete H6.8.2.(20). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.210	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.211	Fulton Hogan Land Development Limited	Delete H6.8.2.(22) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.212	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.213	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.214	Fulton Hogan Land Development Limited	Delete H5.6.9(2) Deep soil area and canopy tree and 'special information requirements' of H5.6.11. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.215	Fulton Hogan Land Development Limited	Delete H5.6.9(3) Residential waste management and 'special information requirements' of H5.6.11 - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1073.216	Fulton Hogan Land Development Limited	Delete objective E38.2 (10)(d) and E38.2 (10)(e).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.217	Fulton Hogan Land Development Limited	Retain objective E38.2 (11) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.218	Fulton Hogan Land Development Limited	Retain policy E38.3 (13) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.219	Fulton Hogan Land Development Limited	Delete policy E38.3 (31) - servicing.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.220	Fulton Hogan Land Development Limited	Delete policy E38.3 (32) - transport infrastructure.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.221	Fulton Hogan Land Development Limited	Retain policies E38.3 (33), E38.3 (34) and E38.3 (35) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.222	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13A) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.223	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13B) as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.224	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13D) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.225	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13E) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.226	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13F) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.227	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13G) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.228	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29A).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.229	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29B).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.230	Fulton Hogan Land Development Limited	Retain E38.5(2A) as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.231	Fulton Hogan Land Development Limited	Amend standards to be complied with under E38.5(2B) as outlined in submission [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.232	Fulton Hogan Land Development Limited	Add the notes under E38.8.1.2 to the versions in the Unitary Plan [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.233	Fulton Hogan Land Development Limited	Retain E38.8.1A as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.234	Fulton Hogan Land Development Limited	Retain E38.8.1A.2 as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.235	Fulton Hogan Land Development Limited	Delete E38.8.2.4. as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.236	Fulton Hogan Land Development Limited	Delete E38.8.2.7.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.237	Fulton Hogan Land Development Limited	Delete E38.8.2.8.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.238	Fulton Hogan Land Development Limited	Retain E38.11.1 as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.239	Fulton Hogan Land Development Limited	Retain E38.11.2 as notified.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.240	Fulton Hogan Land Development Limited	Delete E38.12.1 (10).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.241	Fulton Hogan Land Development Limited	Delete E38.12.1 (11).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.242	Fulton Hogan Land Development Limited	Delete E38.12.2 (10).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.243	Fulton Hogan Land Development Limited	Delete E38.12.2 (11).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1073.244	Fulton Hogan Land Development Limited	Retain MDRS as notified.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.245	Fulton Hogan Land Development Limited	Retain Accessible car park as notified.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1073.246	Fulton Hogan Land Development Limited	Delete 'Canopy tree'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.247	Fulton Hogan Land Development Limited	Delete 'Coastal erosion hazard area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.248	Fulton Hogan Land Development Limited	Delete 'Deep soil area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.249	Fulton Hogan Land Development Limited	Retain 'Dwelling' as notified.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.250	Fulton Hogan Land Development Limited	Retain 'Floodplain' as notified.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.251	Fulton Hogan Land Development Limited	Retain operative definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.252	Fulton Hogan Land Development Limited	Retain 'Relevant residential zone' as notified.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.253	Fulton Hogan Land Development Limited	Delete 'Servicing area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1073.254	Fulton Hogan Land Development Limited	Delete 'Urban heat island'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1079.1	The Coalition for More Homes	Approve intensification plan change [inferred] in isthmus suburbs [refer to page 5 of submission for definition of 'Isthmus suburbs'].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1079.2	The Coalition for More Homes	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1079.3	The Coalition for More Homes	Remove Special Character Overlay Business, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS80	Elizabeth Westbrooke	Oppose	1079.4	The Coalition for More Homes	Amend criteria for determining Residential Special Character Areas to reflect elements of street and not individual houses if SCAR overlay retained. Underlying zoning should be the zoning that would apply if SCAR did not apply.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS80	Elizabeth Westbrooke	Oppose	1079.5	The Coalition for More Homes	Increase maximum building height within WCs to at least 23m / 6 storeys.	Height	Residential Height - Technical Elements (storeys to height)
FS80	Elizabeth Westbrooke	Oppose	1079.6	The Coalition for More Homes	Increase maximum building height within WC surrounding Newmarket metropolitan centre to at least 35m / 10 storeys	Height	RTN WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	1079.7	The Coalition for More Homes	Increase maximum building height within WC surrounding all train stations in the isthmus to at least 35m / 10 storeys (excluding Te Papapa and Onehunga)	Height	RTN WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	1079.8	The Coalition for More Homes	Amend height limit to at least 8 storeys / 29m for all other walkable catchments in the isthmus [i.e. Avondale to Otahuhu].	Height	RTN WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	1079.9	The Coalition for More Homes	Approve at least 6-storey buildings in all other walkable catchments outside of Isthmus [i.e. outside of area bound by Avondale to Otahuhu].	Height	RTN WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	1079.10	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	1079.11	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Height	RTN WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	1079.12	The Coalition for More Homes	Amend height for THAB sites in the isthmus [Avondale to Otahuhu] which are outside walkable catchments, to at least 6 storeys / 23m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.13	The Coalition for More Homes	Retain Integrated Residential Development as an activity in lower density zones.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1079.14	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.15	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.16	The Coalition for More Homes	Approve standards that enable a mix of activities.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1079.17	The Coalition for More Homes	Approve standards that enable a mix of activities.	Business Zones provisions	Business Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1079.18	The Coalition for More Homes	Approve the introduction of Statutory Design Guidance for apartments and medium density in Auckland.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1079.19	The Coalition for More Homes	Include 'Frequent Bus' services in the definition of 'Rapid Transit Service' where they have bus lanes or transit lanes along most of their route.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	1079.20	The Coalition for More Homes	Rezone land within walkable catchment of bus corridors with frequent services and extensive bus priority to enable at least 6 storeys.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1079.21	The Coalition for More Homes	Include arterial corridors within the isthmus [Avondale to Otahuhu] with planned or existing bus priority in the definition of 'Rapid Transit Service' and apply walkable catchment to these corridors.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.22	The Coalition for More Homes	Include the bus corridor from Great North Road (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.23	The Coalition for More Homes	Include the bus corridor from Sandringham Road (from Mt Albert Road to New North Road served by the 24 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.24	The Coalition for More Homes	Include the bus corridor from Dominion Road (from Denbigh Avenue to View Road, served by the 25 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.25	The Coalition for More Homes	Include the bus corridor from Mt Eden Road (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.26	The Coalition for More Homes	Include the bus corridor from Manukau Road (from Onehunga to Broadway, served by the 30 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.27	The Coalition for More Homes	Include the bus corridor from Great South Road (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.28	The Coalition for More Homes	Include the bus corridor from Remuera Road (from Broadway to McFarland St, served by the 75 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.29	The Coalition for More Homes	Include Te Papapa and Onehunga Train Stations as rapid transit stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1079.30	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1079.31	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops
FS80	Elizabeth Westbrooke	Oppose	1079.32	The Coalition for More Homes	Rezone land around Constellation Station (within 800m of station) to enable residential uses as a permitted activity.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1079.33	The Coalition for More Homes	Rezone land to (Business) Mixed Use Zone for land within walkable catchments of rapid transit stations (e.g. Sunnyvale, Fruitvale Road, Meadowbank stations).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1079.34	The Coalition for More Homes	Add low intensity commercial activities such as dairies and cafes up to 100m2 GFA as a permitted activity in the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.35	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	1079.36	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS80	Elizabeth Westbrooke	Oppose	1079.37	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	1079.38	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	1079.39	The Coalition for More Homes	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1079.40	The Coalition for More Homes	Increase height limits in highly accessible Town Centres, like those with a station on the rapid transit network, such as Avondale, Onehunga, Greenlane and Mt Albert.	Height	RTN WC Intensification response
FS80	Elizabeth Westbrooke	Oppose	1079.41	The Coalition for More Homes	Amend height in relation to boundary provisions to at least 19m + 60 degrees in areas where submission recommends at least 6 storeys and at least 16m + 60 degrees where submission recommends at least 5 storeys, so as to enable perimeter block housing. Refer to submission for details.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1079.42	The Coalition for More Homes	Approve standards that will enable perimeter block housing in walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.43	The Coalition for More Homes	Delete Standard H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.44	The Coalition for More Homes	Delete Standard H6.6.21 Safety and privacy buffer from private pedestrian vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.45	The Coalition for More Homes	Delete Standard H6.6.22 Residential waste management for up to three dwellings per site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.46	The Coalition for More Homes	Amend standard H6.6.20 to not require the total 10% in one contiguous area on a site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.47	The Coalition for More Homes	Amend Standard H6.6.20 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.48	The Coalition for More Homes	Approve the height in relation to boundary recession plane of 19m + 60 degrees within 21.5m of the site frontage, within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.49	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.50	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.51	The Coalition for More Homes	Apply 19m + 60 degree height in relation to boundary recession plane to all sites zoned THAB in isthmus [Avondale to Otahuhu].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.52	The Coalition for More Homes	Apply 16m + 60 degree height in relation to boundary plane for sites with a height limit of at least 5 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1079.53	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.54	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (Residential MHU zone).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.55	The Coalition for More Homes	Delete THAB side yard setback within 21.5m of site frontage within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.56	The Coalition for More Homes	Approve Standard H6.6.15(4) - communal outdoor living areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.57	The Coalition for More Homes	Approve Standard H6.6.19 (glazing) but not for private vehicle or pedestrian access.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.58	The Coalition for More Homes	Include a clear definition of how compliance with Standard H6.6.19 (glazing) is achieved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.59	The Coalition for More Homes	Amend Standard H6.6.21 to reduce width requirement to 600mm (safety and privacy buffer).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.60	The Coalition for More Homes	Approve Standard H6.6.22 Residential waste management ['for more than three dwellings' inferred - refer sub-point 1079.45].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1079.61	The Coalition for More Homes	Delete Standard H5.6.19 Deep soil area and canopy tree for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.62	The Coalition for More Homes	Delete Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.63	The Coalition for More Homes	Delete Standard H5.6.21 Residential waste management for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.64	The Coalition for More Homes	Amend standard H5.6.19 to not require the total 10% in one contiguous area on a site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.65	The Coalition for More Homes	Amend Standard H5.6.19 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1079.66	The Coalition for More Homes	Amend Standard H5.6.20 to reduce width requirement to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.67	The Coalition for More Homes	Approve Standard H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.68	The Coalition for More Homes	Amend height in relation to boundary for four or more dwellings per site within 21.5m of the site frontage to 6m + 60 degrees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1079.69	The Coalition for More Homes	Reject Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS80	Elizabeth Westbrooke	Oppose	1079.70	The Coalition for More Homes	Reject Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS80	Elizabeth Westbrooke	Oppose	1079.71	The Coalition for More Homes	Reject Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	1079.72	The Coalition for More Homes	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1079.73	The Coalition for More Homes	Approve qualifying matter - D9 Significant Ecological Area.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	1079.74	The Coalition for More Homes	Approve qualifying matter - D10 Outstanding Natural Features and Outstanding Natural Landscapes.	Qualifying Matters A-I	ONL and ONF (D10)
FS80	Elizabeth Westbrooke	Oppose	1079.75	The Coalition for More Homes	Approve qualifying matter - D11 Outstanding Natural Character and High Natural Character.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1079.76	The Coalition for More Homes	Approve qualifying matter - D12 Waitakere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1079.77	The Coalition for More Homes	Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1079.78	The Coalition for More Homes	Approve qualifying matter - D17 Historic heritage.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1079.79	The Coalition for More Homes	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS80	Elizabeth Westbrooke	Oppose	1079.80	The Coalition for More Homes	Approve qualifying matter - D8 Wetland Management Area.	Qualifying Matters A-I	Wetland Management (D8)
FS80	Elizabeth Westbrooke	Oppose	1079.81	The Coalition for More Homes	Approve qualifying matter - City Centre character buildings and built form controls.	Qualifying Matters Other	Character buildings: City Centre
FS80	Elizabeth Westbrooke	Oppose	1079.82	The Coalition for More Homes	Approve qualifying matter - Auckland War Memorial Museum Viewshaft overlay.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS80	Elizabeth Westbrooke	Oppose	1079.83	The Coalition for More Homes	Approve qualifying matter - Beachlands transport infrastructure control.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS80	Elizabeth Westbrooke	Oppose	1079.84	The Coalition for More Homes	Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters Other	Notable Trees (D13)
FS80	Elizabeth Westbrooke	Oppose	1079.85	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS80	Elizabeth Westbrooke	Oppose	1079.86	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1079.87	The Coalition for More Homes	Reject inclusion of the additional rules of the plan change for dwellings within existing overlay areas.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1079.88	The Coalition for More Homes	Delete Standard H8.6.24A Maximum east-west tower dimension - City Centre Zone.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1079.89	The Coalition for More Homes	Clarify the definition of glazing - City Centre Zone.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1079.90	The Coalition for More Homes	Clarify whether glazing with external louvres is included in 20% requirement - - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1079.91	The Coalition for More Homes	Approve removal of Floor Area Ratio Standards (H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18. H8.6.19, H8.6.20) - City Centre Zone.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1079.92	The Coalition for More Homes	Approve the Queen Street Valley control regarding frontage of older buildings on Queen Street - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1079.93	The Coalition for More Homes	Approve the sunlight access to public open space controls - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1079.94	The Coalition for More Homes	[Inferred] Reject the general height control of 72.5m across the city centre - H8.6.2, City Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1079.95	The Coalition for More Homes	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1980.1	University of Auckland	Delete or amend objectives H8.2(4)(d) and H8.2(13) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1980.2	University of Auckland	Delete or amend Polices H8.3(12A), H8.3(14) and H8.3(30A) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions

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FS80	Elizabeth Westbrooke	Oppose	1980.3	University of Auckland	Delete standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.18, H8.6.19, H8.6.20, and H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1980.4	University of Auckland	Delete standards H8.6.22, H8.6.24, H8.6.24A, H8.6.25, H8.6.25A, H8.6.32, and H8.6.34 or amended to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1980.5	University of Auckland	Delete special information requirement H8.10.1.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1980.6	University of Auckland	Delete Figures 10, 11, 12, 13, 14, 15 and 16 in Appendix 11 Business – City Centre Zone sunlight admission into public places, or amended to address the concerns set out in the submission	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1980.7	University of Auckland	Delete standards I207.6.3 and I207.6.4 and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS80	Elizabeth Westbrooke	Oppose	1980.8	University of Auckland	Delete rules I207.4(A23) and I207.4(A24) and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS80	Elizabeth Westbrooke	Oppose	1980.9	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS80	Elizabeth Westbrooke	Oppose	1980.10	University of Auckland	Apply building heights of at least 30m to 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1980.11	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS80	Elizabeth Westbrooke	Oppose	1980.12	University of Auckland	Supports the identification of 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton being located within a walkable catchment.	Walkable Catchments	WC City Centre - Extent

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FS80	Elizabeth Westbrooke	Oppose	1086.1	Sonn Group	Amend the plan change provisions to give effect to the NPS-UD and RM Enabling Act.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1086.2	Sonn Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act .	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1086.3	Sonn Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1086.4	Sonn Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1086.5	Sonn Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	1086.6	Sonn Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1086.7	Sonn Group	Remove reference to LDRZ [proposed amendments] to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1086.8	Sonn Group	Remove reference to QM under E38.1 Introduction [refer to page 12 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.9	Sonn Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.10	Sonn Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.11	Sonn Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.12	Sonn Group	Delete proposed amendments to E38.3 Policies. [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.13	Sonn Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.14	Sonn Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.15	Sonn Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.16	Sonn Group	Delete proposed amendments to E38.8.2 Standards - residential restricted discretionary activities [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.17	Sonn Group	Delete proposed amendments to E38.11.1 Matters of Control [refer to page 16 submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.18	Sonn Group	Delete proposed amendments to E38.11.2 Assessment Criteria for Controlled Activities [refer to page 16 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.19	Sonn Group	Delete proposed amendments to E38.12.1 Matters of discretion [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1086.20	Sonn Group	Delete proposed amendments to E38.12.2 Assessment Criteria [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision

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FS80	Elizabeth Westbrooke	Oppose	1086.21	Sonn Group	Delete LDRZ in it's entirety	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1086.22	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1086.23	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1086.24	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1086.25	Sonn Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1086.26	Sonn Group	Delete additional objectives inserted at H5.2 [refer to page 20 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.27	Sonn Group	Delete additional policies inserted at H5.3 [refer to page 21 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.28	Sonn Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.29	Sonn Group	Retain proposed provisions under H5.5(4) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.30	Sonn Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.31	Sonn Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.32	Sonn Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.33	Sonn Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.34	Sonn Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.35	Sonn Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1086.36	Sonn Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.37	Sonn Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.38	Sonn Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.39	Sonn Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.40	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.41	Sonn Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.42	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 31 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.43	Sonn Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.44	Sonn Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.45	Sonn Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.46	Sonn Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.47	Sonn Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.48	Sonn Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.49	Sonn Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.50	Sonn Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1086.51	Sonn Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.52	Sonn Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.53	Sonn Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.54	Sonn Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.55	Sonn Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.56	Sonn Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.57	Sonn Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.58	Sonn Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.59	Sonn Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.60	Sonn Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.61	Sonn Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.62	Sonn Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.63	Sonn Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1086.64	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(9) 'for yards'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1086.65	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(10) ‘for maximum impervious areas'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.66	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(11) ‘for building coverage’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.67	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(12) ‘for landscaped area’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.68	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(13) ‘for outlook space’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.69	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(14) ‘for daylight'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.70	Sonn Group	Retain proposed changes to assessment criteria H5.8.2(15) ‘for outdoor living space'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.71	Sonn Group	Delete proposed assessment criteria H5.8.2(15A) ‘for windows to street and pedestrian accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.72	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(16) ‘for front, side and rear walls’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.73	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(17) ‘for minimum dwelling size’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.74	Sonn Group	Delete proposed assessment criteria H5.8.2(18) ‘for deep soil area and canopy’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.75	Sonn Group	Delete proposed assessment criteria H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1086.76	Sonn Group	Delete proposed assessment criteria H5.8.2(20) 'for residential waste'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.77	Sonn Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.78	Sonn Group	Delete proposed assessment criteria H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.79	Sonn Group	Delete proposed special information requirements at H5.9(1), H5.9(2), H5.9(3) and H5.9(4).	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS80	Elizabeth Westbrooke	Oppose	1086.80	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1086.81	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1086.82	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1086.83	Sonn Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1086.84	Sonn Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.85	Sonn Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.86	Sonn Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.87	Sonn Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1086.88	Sonn Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.89	Sonn Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.90	Sonn Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.91	Sonn Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.92	Sonn Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.93	Sonn Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.94	Sonn Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.95	Sonn Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.96	Sonn Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.97	Sonn Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.98	Sonn Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1086.99	Sonn Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.100	Sonn Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.101	Sonn Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.102	Sonn Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.103	Sonn Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.104	Sonn Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.105	Sonn Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.106	Sonn Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.107	Sonn Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.108	Sonn Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 73 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.109	Sonn Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1086.110	Sonn Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.111	Sonn Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.112	Sonn Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.113	Sonn Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.114	Sonn Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.115	Sonn Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.116	Sonn Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1086.117	Sonn Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1086.118	Sonn Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1086.119	Sonn Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1086.120	Sonn Group	Retain I615.4 Activity Table Pre-Amble.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS80	Elizabeth Westbrooke	Oppose	1086.121	Sonn Group	Delete the reference to 'except in Sub-Precinct D' under Table I615.4.2(A11).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS80	Elizabeth Westbrooke	Oppose	1086.122	Sonn Group	Reject deletion of I615.6.4 'Activity thresholds Sub-precinct D' standards (1) and (2).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS80	Elizabeth Westbrooke	Oppose	1086.123	Sonn Group	Approve the broad application of the MHU zone. See page 4 of submission.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1086.124	Sonn Group	Approve the application of THAB within walkable catchments. See page 5 of submission.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1086.125	Sonn Group	Reject introduction of QMs into zones [See page 5 of submission - refer to submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1086.126	Sonn Group	Reject inclusion of Westgate Precinct as a qualifying matter. See page 7 of submission.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS80	Elizabeth Westbrooke	Oppose	1175.1	SD Patel Family Trust	Increase the existing 13m Height Variation Control at 4A Seymour Street and 6 Seymour Street, Ponsonby to 21m (6 storeys)	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1182.1	Body Corporate 128255	Remove the special character overlay from the site at 11 Cowan Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	1182.2	Body Corporate 128255	Rezone the site at 11 Cowan Street, Ponsonby from Low Density Residential zone to Terrace Housing and Apartment Building zone	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1182.3	Body Corporate 128255	Apply a maximum height limit of 19m via a Height Variation Control to the property at 11 Cowan Street, Ponsonby.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1359.1	Hugh Green Limited	Retain the National Grid Corridor Overlay provisions in D26 without change.	Qualifying Matters A-I	National Grid (D26)
FS80	Elizabeth Westbrooke	Oppose	1359.2	Hugh Green Limited	Retain the Natural Hazard provisions in E36 without change.	Qualifying Matters Other	Natural Hazards that are less than significant
FS80	Elizabeth Westbrooke	Oppose	1359.3	Hugh Green Limited	Reject additional rules beyond existing provisions which accommodate qualifying matters that would create new restrictions to development [refer to page 3 of submission for details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1359.4	Hugh Green Limited	Relocate all proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland - wide or precinct provisions. [refer to page 4 for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1359.5	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters] relocating all new rules related to Significant Ecological Areas to section D9.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	1359.6	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters by] inserting a new overlay section for Infrastructure Constraints.	Qualifying Matters - Infrastructure	H22 Strategic Transport Zone
FS80	Elizabeth Westbrooke	Oppose	1359.7	Hugh Green Limited	Delete the proposed Low Density Residential Zone in full.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1359.8	Hugh Green Limited	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1359.9	Hugh Green Limited	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1359.10	Hugh Green Limited	Rezone all vested reserves proposed to be within a residential zone to the appropriate Open Space zone.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1359.11	Hugh Green Limited	Retain the phrase 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' for floodplain definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1359.12	Hugh Green Limited	Delete H5.6.19, H5.6.20, H5.6.21 from standards to be complied with under H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1359.13	Hugh Green Limited	Delete H6.6.20, H6.6.21, H6.6.22 from standards to be complied with under H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1359.14	Hugh Green Limited	Delete H6.6.20(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1359.15	Hugh Green Limited	Amend H6.6.20(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1359.16	Hugh Green Limited	Delete H5.6.19(1)(c)	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1359.17	Hugh Green Limited	Amend H5.6.19(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1359.18	Hugh Green Limited	Amend H5.6.14(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1359.19	Hugh Green Limited	Amend H5.6.19 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1359.20	Hugh Green Limited	Amend H6.6.15(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1359.21	Hugh Green Limited	Amend H6.6.20 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1359.22	Hugh Green Limited	Amend provisions under E38 to reflect requested changes to MHU and THAB zone provisions [refer to page 6 of submission for details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1359.23	Hugh Green Limited	Amend site size requirements under Tables E38.8.2.3.1 and E38.8.3.1.1 so the requirements for the LDR (if retained) and the THAB zone match the requirements for the MHU zone.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1359.24	Hugh Green Limited	Amend Table E38.4.2 to provide for vacant sites subdivision within the LDR (if retained), MHU zone and THAB zone as a controlled activity, regardless of the size of the parent site, subject to compliance with all of the relevant standards.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1359.25	Hugh Green Limited	Amend H16.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Heavy Industry Zone
FS80	Elizabeth Westbrooke	Oppose	1359.26	Hugh Green Limited	Amend H17.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Light Industry Zone
FS80	Elizabeth Westbrooke	Oppose	1359.27	Hugh Green Limited	Amend Auckland-wide Land disturbance – District provisions at E12.5 Notification as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1359.28	Hugh Green Limited	Amend Auckland-wide - Infrastructure Transport provisions at E27.5(1) as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1359.29	Hugh Green Limited	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1359.30	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	1359.31	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1359.32	Hugh Green Limited	Amend to 'apply a 27m height variation control for Mixed Use and THAB sites within 400m of the Onehunga town centre to match the height limit of the town centre.'	Centres - NPS-UD Policy 3d response	Onehunga Town Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	1359.33	Hugh Green Limited	Apply MDRS to Flat Bush Sub-precinct C.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1359.34	Hugh Green Limited	Apply MDRS to all other relevant HASHAA precincts [refer to page 10 of submission for details].	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	1359.35	Hugh Green Limited	Approve zoning of SHZ and MHS land to MHU within Redhills Precinct.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.36	Hugh Green Limited	Rezone land within 200m of the Local Centre Zone in the centre of the Redhills Precinct to THAB [refer to page 12 and Appendix 1 in submission for details].	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1359.37	Hugh Green Limited	Extend WC boundary of Westgate Metropolitan Centre over the THAB zone extent of 1 Dunlop Road and 76-78 Fred Taylor Drive, Massey.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS80	Elizabeth Westbrooke	Oppose	1359.38	Hugh Green Limited	Apply the THAB zone to a WC generally within 200m of the Local Centre zone in the centre of the Redhills Precinct and identify this land as the WC for the Redhills Local Centre [refer to page 12 and Appendix 1 in submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.39	Hugh Green Limited	Amend I610.4 to clarify which rules in the Redhills Precinct replace those in underlying zones for up to three dwellings [refer to page 12 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.40	Hugh Green Limited	Remove the ridgeline protection overlay along Redhills Road.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.41	Hugh Green Limited	Amend standards I610.6.4(1) and I610.6.4(2) to remove reference to Redhills Precinct: Precinct Plan 1.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.42	Hugh Green Limited	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 to be consistent with memorandum as set out in appendix 2 [refer to Appendix 2 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.43	Hugh Green Limited	Approve the changes to the noise attenuation standards within the Strategic Transport Corridor zone.	Other Zones provisions	H22 Strategic Transport Zone
FS80	Elizabeth Westbrooke	Oppose	1359.44	Hugh Green Limited	Delete the 'zone and precinct standards to be complied with" column' under Table I449.4.1.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.45	Hugh Green Limited	Delete I449.4.1 (A7) [sic A7A] and I449.4.1 (A9) and associated provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.46	Hugh Green Limited	Delete standard I449.6.2.2.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.47	Hugh Green Limited	Amend Standard H22.6.4 to specify that Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone

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FS80	Elizabeth Westbrooke	Oppose	1359.48	Hugh Green Limited	Approve THAB zoning of sites immediately adjoining the Pinehill Local Centre, including 3 Ballymore Drive and 5 Ballymore Drive, Pinehill.	Centres - NPS-UD Policy 3d response	Greville Local Centre - extent of intensificatio n
FS80	Elizabeth Westbrooke	Oppose	1359.49	Hugh Green Limited	Amend height in relation to boundary standards for business zones to include 'The height in relation to boundary standard does not apply to internal zone boundaries within a site or group of sites.' [or similar].	Business Zones provisions	General
FS80	Elizabeth Westbrooke	Oppose	1359.50	Hugh Green Limited	Amend I449.1 to 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.' [refer to page 21 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.51	Hugh Green Limited	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.52	Hugh Green Limited	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.53	Hugh Green Limited	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.54	Hugh Green Limited	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.55	Hugh Green Limited	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.56	Hugh Green Limited	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.57	Hugh Green Limited	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.58	Hugh Green Limited	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.59	Hugh Green Limited	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.60	Hugh Green Limited	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.61	Hugh Green Limited	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.62	Hugh Green Limited	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS80	Elizabeth Westbrooke	Oppose	1359.63	Hugh Green Limited	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.64	Hugh Green Limited	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.65	Hugh Green Limited	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.66	Hugh Green Limited	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.67	Hugh Green Limited	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.68	Hugh Green Limited	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.69	Hugh Green Limited	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.70	Hugh Green Limited	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.71	Hugh Green Limited	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.72	Hugh Green Limited	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.73	Hugh Green Limited	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.74	Hugh Green Limited	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.75	Hugh Green Limited	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.76	Hugh Green Limited	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.77	Hugh Green Limited	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS80	Elizabeth Westbrooke	Oppose	1359.78	Hugh Green Limited	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.79	Hugh Green Limited	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.80	Hugh Green Limited	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.81	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.82	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.83	Hugh Green Limited	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.84	Hugh Green Limited	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1359.85	Hugh Green Limited	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	1380.1	Synergy Planning	Remove the Special Character Areas Residential overlay qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	1380.2	Synergy Planning	Remove the Combined Wastewater Network Control qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS80	Elizabeth Westbrooke	Oppose	1380.3	Synergy Planning	Rezone 2 Anglesea Street, Freemans Bay and apply MDRS (submitter considers either Mixed Housing Urban or THAB zoning to be appropriate).	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1430.1	Hanno Willers	Increase walking catchments.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	1430.2	Hanno Willers	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

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FS80	Elizabeth Westbrooke	Oppose	1430.3	Hanno Willers	Enable or encourage perimeter block development.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1442.1	Jeremy Christian Hansen	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1442.2	Jeremy Christian Hansen	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	1543.1	Winton Land Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1543.2	Winton Land Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1543.3	Winton Land Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	1543.4	Winton Land Limited	Delete the proposed requirement D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1543.5	Winton Land Limited	Retain the proposed mapping extent of the Waitakere Ranges Heritage Area as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1543.6	Winton Land Limited	Delete the proposed information requirements for ecological and landscape assessments under D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1543.7	Winton Land Limited	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS80	Elizabeth Westbrooke	Oppose	1543.8	Winton Land Limited	Retain new objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS80	Elizabeth Westbrooke	Oppose	1543.9	Winton Land Limited	Retain the new policy D14.3(5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.10	Winton Land Limited	Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.11	Winton Land Limited	Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.12	Winton Land Limited	Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.13	Winton Land Limited	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.14	Winton Land Limited	Retain new assessment criterion D14.8.2(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.15	Winton Land Limited	Approve Ridgeline Protection Overlay identified as a QM.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1543.16	Winton Land Limited	Retain new policy D15.3(3) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1543.17	Winton Land Limited	Retain amended rule D15.4.1(A1) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1543.18	Winton Land Limited	Retain new standard D15.6.1 as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1543.19	Winton Land Limited	Retain amended matters of discretion D15.8.1(1) and D15.8.1(2), and amended assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)

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FS80	Elizabeth Westbrooke	Oppose	1543.20	Winton Land Limited	Remove the proposed special information required for landscape and visual assessments under D15.9.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1543.21	Winton Land Limited	Remove Local and Public Views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS80	Elizabeth Westbrooke	Oppose	1543.22	Winton Land Limited	Retain Historic Heritage Overlay as a QM, and existing rules.	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	1543.23	Winton Land Limited	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1543.24	Winton Land Limited	Retain the proposed amendments to D18.1 Background if D18 Special Character is retained as a QM.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.25	Winton Land Limited	Delete the new Special Character Area Overlay - Residential objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.26	Winton Land Limited	Retain the new introductory statement (3) to D18.4 if the LDR Zone is removed from the Plan.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.27	Winton Land Limited	Remove the new introductory statement (3) to D18.4 if the LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.28	Winton Land Limited	Delete the proposed provisions in Activity Table D18.4.1.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.29	Winton Land Limited	Retain the proposed provisions in Activity Table D18.4.1 if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.30	Winton Land Limited	Delete new introductory statements at (3) and (5) Activity Table D18.4 'Special Character Areas Overlay - Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.31	Winton Land Limited	Delete new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay - Residential'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.32	Winton Land Limited	Delete any duplication of underlying zone requirements relating to new standards D18.6.1A.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.33	Winton Land Limited	Retain new standards D18.6.1A if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.34	Winton Land Limited	Delete proposed new standard under D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.35	Winton Land Limited	Delete proposed standard under D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.36	Winton Land Limited	Delete proposed provisions under D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.37	Winton Land Limited	Delete proposed provisions under D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.38	Winton Land Limited	Delete proposed provisions under D18.6.1A.5 ' Care centres accommodating up to 10 people per site excluding staff' to rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.39	Winton Land Limited	Delete new proposed purpose statement under D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.40	Winton Land Limited	Delete proposed provisions under D18.6.1.2 'Height in relation to boundary' in relation to the purpose and standard to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.41	Winton Land Limited	Delete proposed provisions under D18.6.1.3 'Yards' in relation to the purpose and standard.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.42	Winton Land Limited	Delete proposed new purpose under D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS80	Elizabeth Westbrooke	Oppose	1543.43	Winton Land Limited	Delete proposed provisions under D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.44	Winton Land Limited	Delete proposed provisions under D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.45	Winton Land Limited	Delete proposed provisions under D18.6.7 'Fences' in relation to purpose and standard to rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.46	Winton Land Limited	Delete proposed changes under D18.8.1.1 'Matters of discretion' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.47	Winton Land Limited	Delete proposed changes under D18.8.2.1 'Assessment criteria' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.48	Winton Land Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1543.49	Winton Land Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1543.50	Winton Land Limited	Remove reference to QM under E38.1 Introduction.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.51	Winton Land Limited	Delete proposed Objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.52	Winton Land Limited	Delete proposed amendments to E38.3 Policies.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.53	Winton Land Limited	Delete proposed amendments to E38.4.2 Activity Table.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.54	Winton Land Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.55	Winton Land Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.56	Winton Land Limited	Delete proposed amendments to E38.8.2 Standards - Residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.57	Winton Land Limited	Delete proposed amendments to E38.11.1 Matters of control.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.58	Winton Land Limited	Delete proposed amendments to E38.11.2 Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.59	Winton Land Limited	Delete proposed amendments to E38.12.1 Matters of discretion.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.60	Winton Land Limited	Delete proposed amendments to E38.12.2 Assessment criteria.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.61	Winton Land Limited	Retain application of Residential Single House zone to periphery of the region [refer to page 42 of the submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1543.62	Winton Land Limited	Delete LDR zone in its entirety [see page 43 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1543.63	Winton Land Limited	Retain the provisions of the MHS zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1543.64	Winton Land Limited	Retain the provisions of the MHS zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS80	Elizabeth Westbrooke	Oppose	1543.65	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1543.66	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1543.67	Winton Land Limited	Delete additional objectives inserted at H5.2 Objectives.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.68	Winton Land Limited	Delete additional policies inserted at H5.3 Policies.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.69	Winton Land Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.70	Winton Land Limited	Retain proposed provisions under H5.5(4) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.71	Winton Land Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.72	Winton Land Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.73	Winton Land Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details]. .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1543.74	Winton Land Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.75	Winton Land Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.76	Winton Land Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.77	Winton Land Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.78	Winton Land Limited	Delete QM and SEA requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.79	Winton Land Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.80	Winton Land Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.81	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.82	Winton Land Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.83	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.84	Winton Land Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.85	Winton Land Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.86	Winton Land Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.87	Winton Land Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.88	Winton Land Limited	Delete proposed provisions under H5.7.1 Matters of control and H5.7.2(1) Assessment criteria for controlled activities.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.89	Winton Land Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.90	Winton Land Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.91	Winton Land Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.92	Winton Land Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.93	Winton Land Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.94	Winton Land Limited	Delete matter of discretion at H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.95	Winton Land Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.96	Winton Land Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.97	Winton Land Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.98	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.99	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.100	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.101	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.102	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.103	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.104	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.105	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.106	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.107	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.108	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.109	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.110	Winton Land Limited	Delete proposed changes to Assessment criteria under H5.8.2(18) for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.111	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.112	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.113	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.114	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.115	Winton Land Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.116	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1543.117	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.118	Winton Land Limited	Retain MDRS provisions under H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.119	Winton Land Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.120	Winton Land Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.121	Winton Land Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.122	Winton Land Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.123	Winton Land Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.124	Winton Land Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.125	Winton Land Limited	Delete new standards at H6.6 [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.126	Winton Land Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.127	Winton Land Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.128	Winton Land Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.129	Winton Land Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.130	Winton Land Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.131	Winton Land Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.132	Winton Land Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.133	Winton Land Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.134	Winton Land Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.135	Winton Land Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.136	Winton Land Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree),	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.137	Winton Land Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.138	Winton Land Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.139	Winton Land Limited	Delete proposed provisions under H6.7.1 Matters of control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.140	Winton Land Limited	Delete proposed provisions under H6.7.2 Assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.141	Winton Land Limited	Reject Matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.142	Winton Land Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.143	Winton Land Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.144	Winton Land Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.145	Winton Land Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.146	Winton Land Limited	Delete other proposed provisions under H6.8.1 matters of discretion [refer to page 98 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.147	Winton Land Limited	Delete proposed provisions under H6.8.2 assessment criteria [refer to page 101 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.148	Winton Land Limited	Delete proposed provisions under H6.9 Special information requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.149	Winton Land Limited	Retain amendments to H8.1 zone description that directly support implementation of the NPS-UD.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.150	Winton Land Limited	Delete proposed provisions in H8.1 Zone description in relation to QM.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.151	Winton Land Limited	Delete proposed provisions at H8.2 Objectives relating to QM.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.152	Winton Land Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character at H8.2 Objectives,	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.153	Winton Land Limited	Retain all other proposed changes to H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.154	Winton Land Limited	Delete proposed provisions relation to QM at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.155	Winton Land Limited	Amend references to 'human scale' to better define/describe the outcomes sought at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.156	Winton Land Limited	Amend prescriptive nature of policies relation to built form and massing standards at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.157	Winton Land Limited	Retain all other proposed changes to H8.3 Policies [refer to page 111 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.158	Winton Land Limited	Delete the identification of QM from H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.159	Winton Land Limited	Retain other proposed changes to H8.4.1 Activity Table [refer to page 113 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.160	Winton Land Limited	Retain proposed provisions for H8.6.2 (General building height).	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1543.161	Winton Land Limited	Retain proposed provisions H8.6.5 (Harbour edge height control plane).	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1543.162	Winton Land Limited	Retain operative standard H8.6.6 'Exception to the harbour edge height control plane'.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.163	Winton Land Limited	Retain the operative provision H8.6.8(1)(b) 'Measuring building height'.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1543.164	Winton Land Limited	Retain provisions as proposed for H8.6.9 (Rooftops).	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.165	Winton Land Limited	Approve proposed deletion of standard H.8.6.10 (Basic floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.166	Winton Land Limited	Approve proposed deletion of standard H8.6.11(Bonus floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.167	Winton Land Limited	Approve proposed deletion of standard H8.6.12 (Bonus floor area ratio - light and outlook).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.168	Winton Land Limited	Approve proposed deletion of standard H8.6.13 (Bonus floor area - use or transfer of historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.169	Winton Land Limited	Approve proposed deletion of standard H8.6.14 (Bonus floor area - securing historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.170	Winton Land Limited	Approve proposed deletion of standard H8.6.15 (Bonus floor area - bonus floor space calculation for scheduled heritage buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.171	Winton Land Limited	Approve proposed deletion of standard H8.6.16 (Bonus floor area - bonus floor space calculation for identified special character buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.172	Winton Land Limited	Approve proposed deletion of standard H8.6.17 (Bonus floor area - public open space).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.173	Winton Land Limited	Approve proposed deletion of standard H8.6.18 (Bonus floor area - through-site link).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.174	Winton Land Limited	Approve proposed deletion of standard H8.6.19 (Bonus floor area - through-site links through identified blocks).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.175	Winton Land Limited	Approve proposed deletion of standard H8.6.20 (Bonus floor area - works of art).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.176	Winton Land Limited	Approve proposed deletion of standard H8.6.21 Maximum total floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1543.177	Winton Land Limited	Approve proposed deletion of standard H.6.8.23 (Streetscape improvement and landscaping).	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.178	Winton Land Limited	Delete proposed provisions for H8.6.24 (Maximum tower dimension, setback from the street and tower separation in special height area).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.179	Winton Land Limited	Delete proposed provisions under H8.6.24A (Maximum east-west tower dimension).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1543.180	Winton Land Limited	Delete proposed amendments to standard H8.6.25 (Building frontage alignment and height).	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.181	Winton Land Limited	Delete proposed provisions under H8.6.25A (Building setback from boundaries).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1543.182	Winton Land Limited	Retain proposed provisions under H8.6.34 (Through-site links).	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.183	Winton Land Limited	Delete proposed changes or otherwise amend as requested for H8.8.1 Matters of discretion [refer to page 119 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.184	Winton Land Limited	Delete proposed provisions or otherwise amend as required for H8.8.2 Assessment Criteria [refer to page 120 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1543.185	Winton Land Limited	Remove any reference to QM in zone description H13.1.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.186	Winton Land Limited	Remove any reference to QM for H13.2 Objectives.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.187	Winton Land Limited	Remove any reference to QM for H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.188	Winton Land Limited	Remove any reference to QM under the purpose of standard H13.6.1 Building height.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.189	Winton Land Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1543.190	Winton Land Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1543.191	Winton Land Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1543.192	Winton Land Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1543.193	Winton Land Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.194	Winton Land Limited	No specific decision stated in relation to inclusion of ONC/HNC overlays as qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1543.195	Winton Land Limited	No specific decision stated in relation to mapping of ONC/HNC areas within RUB are zoned LDR, Large Lot, Open Space - Conservation, Open Space - Informal Recreation and FUZ.	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1543.196	Winton Land Limited	No specific decision stated in relation to rule D11.4.1(A12).	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1543.197	Winton Land Limited	No specific decision stated in relation to clarification for D12.4, new rules D12.4.1(A3A), D12.4.1(A6A), and site specific rules and standards identified as qualifying matters.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1543.198	Winton Land Limited	No specific decision stated in relation to amended chapter name and inclusion as a qualifying matter in accordance with Section 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.199	Winton Land Limited	No specific decision stated in relation to existing rules identified as qualifying matters under D14.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.200	Winton Land Limited	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.201	Winton Land Limited	Retain new standard D14.6.7 Earthworks in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.202	Winton Land Limited	Delete proposed policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.203	Winton Land Limited	Amend standards to be complied with to rely on underlying zone to a greater extent if the LDR Zone is deleted.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1543.204	Winton Land Limited	No specific decision sought in relation to amendments to Table E12.4.2 'Activity table - overlays' regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.205	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.1 Matters of discretion regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.206	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.2 Assessment criteria regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.207	Winton Land Limited	No specific decision sought in relation to amendments made to Chapter E26 Infrastructure in relation to D14 Maunga viewshafts and heights and building sensitive areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1543.208	Winton Land Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.209	Winton Land Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1543.210	Winton Land Limited	No specific decision sought in relation to insertion of new section G2 Walkable Catchments.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	1543.211	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1543.212	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1543.213	Winton Land Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.214	Winton Land Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.215	Winton Land Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.216	Winton Land Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.217	Winton Land Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1543.218	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1543.219	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1543.220	Winton Land Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.221	Winton Land Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1543.222	Winton Land Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.223	Winton Land Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.224	Winton Land Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.225	Winton Land Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1543.226	Winton Land Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1543.227	Winton Land Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1543.228	Winton Land Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1582.1	Jervois Properties Limited	Remove the Special Character Area overlay from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	1582.2	Jervois Properties Limited	Delete the Height Variation Control from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1585.1	Gibbonsco Management Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.2	Gibbonsco Management Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1585.3	Gibbonsco Management Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1585.4	Gibbonsco Management Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1585.5	Gibbonsco Management Limited	Request that Walkable Catchments and the associated intensification outcomes are applied more broadly, or broadly enable greater development potential across the THAB and Mixed Use zones (and some centre zones), not just inside walkable catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	1585.6	Gibbonsco Management Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act. Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1585.7	Gibbonsco Management Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1585.8	Gibbonsco Management Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	1585.9	Gibbonsco Management Limited	Remove proposed requirement at D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1585.10	Gibbonsco Management Limited	Retain proposed mapping extent as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1585.11	Gibbonsco Management Limited	Remove proposed blanket information requirements at D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1585.12	Gibbonsco Management Limited	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS80	Elizabeth Westbrooke	Oppose	1585.13	Gibbonsco Management Limited	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.14	Gibbonsco Management Limited	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1585.15	Gibbonsco Management Limited	Retain new rules D14.4.1(A7A)-(A7D).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1585.16	Gibbonsco Management Limited	Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1585.17	Gibbonsco Management Limited	Retain new standard D14.6.5 (Building coverage).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1585.18	Gibbonsco Management Limited	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1585.19	Gibbonsco Management Limited	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1585.20	Gibbonsco Management Limited	Approve identification of the Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1585.21	Gibbonsco Management Limited	Retain new policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1585.22	Gibbonsco Management Limited	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1585.23	Gibbonsco Management Limited	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1585.24	Gibbonsco Management Limited	Retain amended matters of discretion - D15.8.1(1) and (2) to specify 'height', design 'including materials' and effects on 'existing vegetation' in addition to existing matters.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.25	Gibbonsco Management Limited	Remove proposed requirement for all applications to be accompanied by a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1585.26	Gibbonsco Management Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS80	Elizabeth Westbrooke	Oppose	1585.27	Gibbonsco Management Limited	Retain Historic Heritage Overlay provisions as notified due to this being identified as an identified qualifying matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	1585.28	Gibbonsco Management Limited	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1585.29	Gibbonsco Management Limited	Retain proposed amendments to D18.1 Background if the Special Character Overlay is retained.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1585.30	Gibbonsco Management Limited	Remove proposed New 'Special Character Areas Overlay – Residential' objectives [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.31	Gibbonsco Management Limited	Remove proposed new 'Special Character Areas Overlay – Residential' policies.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.32	Gibbonsco Management Limited	Retain new introductory statement (3) to D18.4 Activity table if LDR Zone is deleted from the Unitary Plan (preferred), or remove new introductory statement (3) to D18.4 Activity table if LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.33	Gibbonsco Management Limited	Remove proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential' if underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.34	Gibbonsco Management Limited	Remove new introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.35	Gibbonsco Management Limited	Remove new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' but remove any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.36	Gibbonsco Management Limited	Retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.37	Gibbonsco Management Limited	Remove new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.38	Gibbonsco Management Limited	Remove standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.39	Gibbonsco Management Limited	Remove new standard D18.6.1A.3 'Home occupations' and rely on the underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.40	Gibbonsco Management Limited	Remove new standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.41	Gibbonsco Management Limited	Remove new standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.42	Gibbonsco Management Limited	Remove proposed new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.43	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.2 'Height in relation to boundary' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.44	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.45	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.46	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1. 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.47	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.48	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.7. ‘Fences, walls and other structures' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.49	Gibbonsco Management Limited	Remove proposed new matters of discretion at D18.8.1.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to pages 30-32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.50	Gibbonsco Management Limited	Remove proposed new assessment criteria at D18.8.2.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to page 32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1585.51	Gibbonsco Management Limited	Remove 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1585.52	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1585.53	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1585.54	Gibbonsco Management Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.55	Gibbonsco Management Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.56	Gibbonsco Management Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.57	Gibbonsco Management Limited	Delete proposed amendments to E38.3 Policies. [refer to page 35 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.58	Gibbonsco Management Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.59	Gibbonsco Management Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.60	Gibbonsco Management Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 38 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.61	Gibbonsco Management Limited	Delete proposed amendments to E38.8.2 [refer to pages 38-39 of the submission for further details].	Subdivision	Urban Subdivision

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FS80	Elizabeth Westbrooke	Oppose	1585.62	Gibbonsco Management Limited	Delete proposed amendments to E38.11.1 [refer to page 39 submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.63	Gibbonsco Management Limited	Delete proposed amendments to E38.11.2 [refer to pages 39-40 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.64	Gibbonsco Management Limited	Delete proposed amendments to E38.12.1 [refer to page 40 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.65	Gibbonsco Management Limited	Delete proposed amendments to E38.12.2 [refer to pages 40-41 of the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1585.66	Gibbonsco Management Limited	Retain application of zone to periphery of the region. [refer to pages 42 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1585.67	Gibbonsco Management Limited	Delete LDR zone in its entirety [refer to pages 43-44 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1585.68	Gibbonsco Management Limited	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1585.69	Gibbonsco Management Limited	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS80	Elizabeth Westbrooke	Oppose	1585.70	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1585.71	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	1585.72	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1585.73	Gibbonsco Management Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1585.74	Gibbonsco Management Limited	Delete additional objectives inserted at H5.2 [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1585.75	Gibbonsco Management Limited	Delete additional policies inserted at H5.3 [refer to page 46-48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.76	Gibbonsco Management Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to pages 48-49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.77	Gibbonsco Management Limited	Retain proposed provisions under H5.5(4) [refer to pages 49-51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.78	Gibbonsco Management Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.79	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.80	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.81	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.82	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.83	Gibbonsco Management Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.84	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.85	Gibbonsco Management Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.86	Gibbonsco Management Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 54 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.87	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.88	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.89	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1585.90	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.91	Gibbonsco Management Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.92	Gibbonsco Management Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.93	Gibbonsco Management Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.94	Gibbonsco Management Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.95	Gibbonsco Management Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.96	Gibbonsco Management Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.97	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.98	Gibbonsco Management Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.99	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.100	Gibbonsco Management Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.101	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.102	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.103	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.104	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.105	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.106	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.107	Gibbonsco Management Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.108	Gibbonsco Management Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.109	Gibbonsco Management Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.110	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.111	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.112	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.113	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.114	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.115	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.116	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.117	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.118	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.119	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.120	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.121	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.122	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.123	Gibbonsco Management Limited	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 80 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.124	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.125	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.126	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.127	Gibbonsco Management Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1585.128	Gibbonsco Management Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1585.129	Gibbonsco Management Limited	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1585.130	Gibbonsco Management Limited	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.131	Gibbonsco Management Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.132	Gibbonsco Management Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.133	Gibbonsco Management Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.134	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.135	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.136	Gibbonsco Management Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.137	Gibbonsco Management Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.138	Gibbonsco Management Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.139	Gibbonsco Management Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.140	Gibbonsco Management Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.141	Gibbonsco Management Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.142	Gibbonsco Management Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.143	Gibbonsco Management Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.144	Gibbonsco Management Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.145	Gibbonsco Management Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.146	Gibbonsco Management Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.147	Gibbonsco Management Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.148	Gibbonsco Management Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.149	Gibbonsco Management Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.150	Gibbonsco Management Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.151	Gibbonsco Management Limited	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.152	Gibbonsco Management Limited	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.153	Gibbonsco Management Limited	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.154	Gibbonsco Management Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.155	Gibbonsco Management Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.156	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.157	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.158	Gibbonsco Management Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.159	Gibbonsco Management Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.160	Gibbonsco Management Limited	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.161	Gibbonsco Management Limited	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.162	Gibbonsco Management Limited	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1585.163	Gibbonsco Management Limited	Retain provisions in H8.1 Zone description which directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - methodology and principles
FS80	Elizabeth Westbrooke	Oppose	1585.164	Gibbonsco Management Limited	Delete references to QM in the Business - City Centre Zone [refer to submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1585.165	Gibbonsco Management Limited	Delete reference to QM in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.166	Gibbonsco Management Limited	Delete proposed provisions relating to qualifying matters under H8.2 objectives. [refer to submission for further details].	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS80	Elizabeth Westbrooke	Oppose	1585.167	Gibbonsco Management Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS80	Elizabeth Westbrooke	Oppose	1585.168	Gibbonsco Management Limited	Retain all other changes [excluding those listed on Page 110] in H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1585.169	Gibbonsco Management Limited	Delete reference to QM in H8.3 policies [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS80	Elizabeth Westbrooke	Oppose	1585.170	Gibbonsco Management Limited	Amend references to 'human scale' to better define / describe the outcomes sought in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1585.171	Gibbonsco Management Limited	Amend prescriptive nature of policies relating to built form and massing standards in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1585.172	Gibbonsco Management Limited	Retain all other proposed changes [excluding those listed on Page 111] in H8.3 Policy.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1585.173	Gibbonsco Management Limited	Delete identification of qualifying matters in H8.4.1 Activity Table [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS80	Elizabeth Westbrooke	Oppose	1585.174	Gibbonsco Management Limited	Retain other proposed changes to the activity table excluding those related to qualifying matters in H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.175	Gibbonsco Management Limited	Retain proposed amendments to Standard H8.6.2. General building height.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1585.176	Gibbonsco Management Limited	Retain proposed amendments to purpose of Standard H8.6.5. Harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1585.177	Gibbonsco Management Limited	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1585.178	Gibbonsco Management Limited	Retain operative standard H8.6.8 Measuring building height.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1585.179	Gibbonsco Management Limited	Retain amendments to Standard H8.6.9. Rooftops.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1585.180	Gibbonsco Management Limited	Delete Standard H8.6.10. Basic floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.181	Gibbonsco Management Limited	Delete Standard H8.6.11. Bonus floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.182	Gibbonsco Management Limited	Delete Standard H8.6.12. Bonus floor area ratio – light and outlook as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.183	Gibbonsco Management Limited	Delete Standard H8.6.13. Bonus floor area – use or transfer of historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.184	Gibbonsco Management Limited	Delete Standard H8.6.14. Bonus floor area – securing historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.185	Gibbonsco Management Limited	Delete Standard H8.6.15. Bonus floor area – bonus floor space calculation for scheduled heritage buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.186	Gibbonsco Management Limited	Delete Standard H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.187	Gibbonsco Management Limited	Delete Standard H8.6.17. Bonus floor area - public open space as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.188	Gibbonsco Management Limited	Delete Standard H8.6.18. Bonus floor area - through-site link as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.189	Gibbonsco Management Limited	Delete Standard H8.6.19. Bonus floor area - through-site links through identified blocks as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.190	Gibbonsco Management Limited	Delete Standard H8.6.20. Bonus floor area - works of art as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.191	Gibbonsco Management Limited	Delete Standard H8.6.21. Maximum total floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	1585.192	Gibbonsco Management Limited	Delete Standard H8.6.23(5) as notified.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1585.193	Gibbonsco Management Limited	Delete proposed amendments to Standard H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) [refer to pages 115-116 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1585.194	Gibbonsco Management Limited	Delete proposed Standard H8.6.24A Maximum east-west tower dimension [refer to pages 116-117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1585.195	Gibbonsco Management Limited	Delete amendments to Standard H8.6.25. Building frontage alignment and height as notified [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1585.196	Gibbonsco Management Limited	Delete proposed new addition of Standard H8.6.25A Building setback from boundaries [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1585.197	Gibbonsco Management Limited	Retain proposed Standard H8.6.34. Through-site links as notified [refer to page 118 of submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1585.198	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1585.199	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	1585.200	Gibbonsco Management Limited	Retain matters at H8.8.(16) as notified [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1585.201	Gibbonsco Management Limited	Delete proposed amendments to H8.8.2 Assessment criteria, or otherwise amend as requested by submitter [refer to pages 120-124 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	1585.202	Gibbonsco Management Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1585.203	Gibbonsco Management Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone

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FS80	Elizabeth Westbrooke	Oppose	1585.204	Gibbonsco Management Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1585.205	Gibbonsco Management Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1585.206	Gibbonsco Management Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1585.207	Gibbonsco Management Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1585.208	Gibbonsco Management Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1585.209	Gibbonsco Management Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1585.210	Gibbonsco Management Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1585.211	Gibbonsco Management Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1585.212	Gibbonsco Management Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1586.1	Shundi Tamaki Village Limited	Retain the Business Mixed Use zone for [inferred] 259, 261 and 263 Morrin Road, St Johns.	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1586.2	Shundi Tamaki Village Limited	Approve the amendment to I332 Tāmaki Precinct as notified.	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS80	Elizabeth Westbrooke	Oppose	1586.3	Shundi Tamaki Village Limited	Include the properties at 259 Morrin Road, 261 Morrin Road and 263 Morrin Road, St Johns in the walkable catchment of Glen Innes train station.	Walkable Catchments	WC RTN Glen Innes
FS80	Elizabeth Westbrooke	Oppose	1586.4	Shundi Tamaki Village Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1586.5	Shundi Tamaki Village Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1586.6	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1586.7	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	1586.8	Shundi Tamaki Village Limited	Reject the narrow application of walkable catchments through limiting their use to metropolitan centres and rapid transit stops.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	1586.9	Shundi Tamaki Village Limited	Request that precincts across the region, and specifically in the city centre, be reviewed to ensure constraints on development imposed within precincts remain relevant given NPS-UD and MDRS requirements.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS80	Elizabeth Westbrooke	Oppose	1586.10	Shundi Tamaki Village Limited	Apply a Height Variation Control at 261 Morrin Road St Johns to enable height to 35m [refer to submission for details].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS80	Elizabeth Westbrooke	Oppose	1586.11	Shundi Tamaki Village Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1586.12	Shundi Tamaki Village Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1586.13	Shundi Tamaki Village Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS80	Elizabeth Westbrooke	Oppose	1586.14	Shundi Tamaki Village Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	1586.15	Shundi Tamaki Village Limited	Retain objective D14.2 (3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1586.16	Shundi Tamaki Village Limited	Retain policy D14.3 (5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1586.17	Shundi Tamaki Village Limited	Retain D14.4.1 (A7A) - (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1586.18	Shundi Tamaki Village Limited	Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1586.19	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1586.20	Shundi Tamaki Village Limited	Retain D14.8.1 (2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1586.21	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1586.22	Shundi Tamaki Village Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS80	Elizabeth Westbrooke	Oppose	1586.23	Shundi Tamaki Village Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1586.24	Shundi Tamaki Village Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1586.25	Shundi Tamaki Village Limited	Remove reference to QM under E38.1 Introduction [refer to submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.26	Shundi Tamaki Village Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.27	Shundi Tamaki Village Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.28	Shundi Tamaki Village Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1586.29	Shundi Tamaki Village Limited	Delete proposed amendments to E38.3 Policies. [refer to the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.30	Shundi Tamaki Village Limited	Delete proposed provisions E38.8.2 (7), (8), and (9). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.31	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.1 (1) and (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.32	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.2 (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.33	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.1 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.34	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.2 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	1586.35	Shundi Tamaki Village Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.36	Shundi Tamaki Village Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.37	Shundi Tamaki Village Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.38	Shundi Tamaki Village Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.39	Shundi Tamaki Village Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.40	Shundi Tamaki Village Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.41	Shundi Tamaki Village Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.42	Shundi Tamaki Village Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	1586.43	Shundi Tamaki Village Limited	Delete rule I332.4.1 (A1).	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS80	Elizabeth Westbrooke	Oppose	1717.1	Sarah C	Amend the plan by increasing the walkable catchments including around the city centre.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	1717.2	Sarah C	Amend the plan by increasing housing supply around the city centre.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1717.3	Sarah C	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1717.4	Sarah C	Amend the plan by removing height restrictions.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	1729.1	Scott M Winton	Amend the plan to enable perimeter block housing forms to occur by removing front and side yards and leaving open space at the rear of sites.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1729.2	Scott M Winton	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1729.3	Scott M Winton	Reduce the number of Special Character Areas Residential to 5% of what currently exists.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1747.1	Harry Platt	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1765.1	Samson Corporation Limited and Sterling Nominees Limited	Approve the intent and outcomes of the plan change, particularly those provisions that seek to provide for intensification of development within a walkable catchment of centres and public transportation networks. Especially the concept of a '20-minute city', the idea that daily necessities can be accessed by walking or cycling within 20 minutes from one's home.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1765.2	Samson Corporation Limited and Sterling Nominees Limited	Amend the walkable catchments (and the application of the intensification that relates to these catchments) for rapid transit stops to at least 1,200m, as this would go significantly further towards achieving a goal of a 20-Minute City than the currently identified 800m.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	1765.3	Samson Corporation Limited and Sterling Nominees Limited	Apply walkable catchments of 1,200m, and the associated intensification provisions that go with these catchments, to the land surrounding Morningside, Kingsland, Mount Eden and Onehunga Stations. Do not defer applying the intensification provisions to land within the Auckland Light Rail Corridor as notified for those parts of the city that are within 1,200m of existing train stations.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1765.4	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Residential Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Residential Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.5	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Business Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Business Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.6	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of Treacy's Building at 505-519 Great North Road, Grey Lynn, as 'Character defining' and keep it identified as 'Character supporting'. (Special Character Schedules, Statements and Maps:15.1.6.6.1 Extent of Area – Business: Grey Lynn)	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.7	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 113-119 Parnell Road, Parnell, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.12.1 Extent of Area – Business: Parnell).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.8	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 273 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.9	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 267-271A Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.10	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 210-212 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific

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FS80	Elizabeth Westbrooke	Oppose	1765.11	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 107 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.12	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 167 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.13	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 207-209 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.14	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 401B Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.15	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 433 Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.16	Samson Corporation Limited and Sterling Nominees Limited	Amend the mapping of 1C Francis Street, West Lynn to exclude the southern corner to 'Non Contributing' as set out in Figure 1 in the submission. (Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1765.17	Samson Corporation Limited and Sterling Nominees Limited	Remove the Special Character Area Overlay – Business from the northern half of the block bounded by Ponsonby Road, Crummer Road, Maidstone Street and Great North Road, Ponsonby, and the consequential removal of the Height Variation Control from this location also. Alternatively, remove just the mapped extent of the Height Variation Control of 13m, so that Rule H10.6.1(1A) applies, noting that the height limit on the northern half of the block will be subject to Rule H10.6.3(1), which requires a 6m setback at 18m and above (due to the residential zoning across Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS80	Elizabeth Westbrooke	Oppose	1962.1	Aedifice Property Group	Approve the QM relating to the Auckland War Memorial Museum Viewshaft.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)

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FS80	Elizabeth Westbrooke	Oppose	1962.2	Aedifice Property Group	Approve the QM relating to the HNC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1962.3	Aedifice Property Group	Approve the QM relating to the Historic Heritage Overlay Place/Extent of Place.	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	1962.4	Aedifice Property Group	Approve the QM relating to the ONC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS80	Elizabeth Westbrooke	Oppose	1962.5	Aedifice Property Group	Approve the QM relating to the ONF overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS80	Elizabeth Westbrooke	Oppose	1962.6	Aedifice Property Group	Approve the QM relating to the ONL overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS80	Elizabeth Westbrooke	Oppose	1962.7	Aedifice Property Group	Approve the QM relating to the Ridgeline Protection overlay.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1962.8	Aedifice Property Group	Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	1962.9	Aedifice Property Group	Approve the QM relating to the SEA overlay.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	1962.10	Aedifice Property Group	Approve the QM relating to the Sites and Places of Significance to Mana Whenua overlay.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS80	Elizabeth Westbrooke	Oppose	1962.11	Aedifice Property Group	Approve the Waitakere Ranges Heritage Area overlay QM.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS80	Elizabeth Westbrooke	Oppose	1962.12	Aedifice Property Group	Delete the QM relating to the Aircraft Noise overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	1962.13	Aedifice Property Group	Delete the QM relating to Coastal Erosion.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1962.14	Aedifice Property Group	Delete the QM relating to Coastal Inundation.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1962.15	Aedifice Property Group	Delete the QM relating to designations.	Qualifying Matters A-I	Designations
FS80	Elizabeth Westbrooke	Oppose	1962.16	Aedifice Property Group	Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	1962.17	Aedifice Property Group	Delete the QM relating to the Infrastructure - Water and/or Wastewater constraints control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS80	Elizabeth Westbrooke	Oppose	1962.18	Aedifice Property Group	Delete the QM relating to the Infrastructure - Combined Wastewater Network control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS80	Elizabeth Westbrooke	Oppose	1962.19	Aedifice Property Group	Delete the QM relating to the Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS80	Elizabeth Westbrooke	Oppose	1962.20	Aedifice Property Group	Delete the QM relating to the National Grid Corridor overlay.	Qualifying Matters A-I	National Grid (D26)
FS80	Elizabeth Westbrooke	Oppose	1962.21	Aedifice Property Group	Delete the QM relating to Precincts.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS80	Elizabeth Westbrooke	Oppose	1962.22	Aedifice Property Group	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	1962.23	Aedifice Property Group	Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)
FS80	Elizabeth Westbrooke	Oppose	1962.24	Aedifice Property Group	Amend all QMs [so they are] applied to the spatially mapped extent only.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1962.25	Aedifice Property Group	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1962.26	Aedifice Property Group	Delete inclusion of specific consent activities for dwellings in the overlay areas (e.g. HNC or SEA) as they duplicate rules in other chapters [if the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.27	Aedifice Property Group	[Amend H3A Activity Table] to permit up to three dwellings per site where this can be achieved outside of the extent of a QM or in a manner that would not adversely effect a QM [If the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.28	Aedifice Property Group	Add Integrated Residential Developments to the activity table [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.29	Aedifice Property Group	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1962.30	Aedifice Property Group	Amend the LDR to match at a minimum the MHS zone provisions and ensure the proposed approach is consistent throughout the chapter [if LDR zone is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.31	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees by removing the requirement that deep soil areas be contiguous and allow these areas to be provided within private outdoor living areas [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.32	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees to halve the size requirements for canopy trees [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.33	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to require a buffer between habitable rooms rather than a dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.34	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer width from 1m to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.35	Aedifice Property Group	Delete H5.6.9 maximum impervious area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.36	Aedifice Property Group	Amend the H5.6.9 maximum impervious area by increasing the standard from 60% to 80%. [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.37	Aedifice Property Group	Apply the MDRS standards to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.38	Aedifice Property Group	Apply the MDRS standards to four or more dwellings in THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.39	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1962.40	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.41	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in MHU zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.42	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in THAB zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.43	Aedifice Property Group	Approve [H6.6.6(1B) and H6.6.6(1C)] the Height in relation to boundary standard within WCs as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.44	Aedifice Property Group	Amend [H6.6.6(1A)] Height in relation to boundary outside of WCs to 14m +60o within 21.5m of the site frontage to better enable buildings up to five storeys.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.45	Aedifice Property Group	Provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1962.46	Aedifice Property Group	[Amend the WC for all highly accessible Town Centres] to provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS80	Elizabeth Westbrooke	Oppose	1962.47	Aedifice Property Group	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1962.48	Aedifice Property Group	Provide THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	1962.49	Aedifice Property Group	Provide THAB zoning within a 1600m walking catchment of the City Centre.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	1962.50	Aedifice Property Group	[Inferred: Rezone all properties to] provide THAB zoning within a 1600m walking catchment of the City Centre.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Oppose	1962.51	Aedifice Property Group	Amend the maximum height limit to 32.5m within rapid transit WCs that are a ten minute journey to the City Centre (Britomart, Aotea and Karanga-Hape Stations).	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1962.52	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10minute journey to the city centre (Britomart, Aotea and Karanga-Hape Stations) [to allow for more than 6 storeys].	Height	RTN WC Intensificatio n response
FS80	Elizabeth Westbrooke	Oppose	1962.53	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10 minute journey to the city centre (Britomart. Aotea, and Karanga-Hape Stations).	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	1962.54	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres.	Height	RTN WC Intensificatio n response
FS80	Elizabeth Westbrooke	Oppose	1962.55	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres [to allow for more than 6 storeys].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	1962.56	Aedifice Property Group	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	1962.57	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Akoranga].	Walkable Catchments	WC RTN Akoranga
FS80	Elizabeth Westbrooke	Oppose	1962.58	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.59	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	1962.60	Aedifice Property Group	Amend special information requirement (D15.9) to apply to applications for discretionary or non-complying activities only.	Qualifying Matters Other	Ridgeline Protection (D15)
FS80	Elizabeth Westbrooke	Oppose	1962.61	Aedifice Property Group	Delete all new activities and standards [such as Minor Dwelling and Home Occupation] in Chapter D18 [Special Character Area] carried over from the Single House zone.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1962.62	Aedifice Property Group	Retain the operative standard D18.6.1.3 Yards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1962.63	Aedifice Property Group	Add more historic heritage areas as a QM to allow best examples of Auckland's heritage to be retained	Qualifying Matters A-I	Historic Heritage (D17)
FS80	Elizabeth Westbrooke	Oppose	1962.64	Aedifice Property Group	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal

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FS80	Elizabeth Westbrooke	Oppose	1962.65	Aedifice Property Group	Amend underlying zone subject to SCAR overlays to allow for intensification [if the SCAR overlay areas are retained].	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1962.66	Aedifice Property Group	Amend underlying zone subject to SCAB overlays to allow for intensification [if the SCAB overlay areas are retained].	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS80	Elizabeth Westbrooke	Oppose	1962.67	Aedifice Property Group	Amend H6.6.21 [infer H6.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.68	Aedifice Property Group	Amend H6.8.2 [infer H5.8.2] to reflect consequential amendments requested as part of the submission [refer to page 26 of submission for details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.69	Aedifice Property Group	Delete H3A.2(5), H3A.2(6), H3A.2(7), H3A.2(8), H3A.2(9), H3A.2(10), H3A.2(11) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.70	Aedifice Property Group	Delete H3A.3(8), H3A.3(9), H3A.3(10), H3A.3(11), H3A.3(12), H3A.3(13), H3A.3(14), H3A.3(15), H3A.3(16), H3A.3(17) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.71	Aedifice Property Group	Amend H6.6.11(6) [infer H5.6.12] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.72	Aedifice Property Group	Delete activity H3A.4.1(A4) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.73	Aedifice Property Group	Delete activity H3A.4.1(A5) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.74	Aedifice Property Group	Delete activity H3A.4.1(A6) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.75	Aedifice Property Group	Delete activity H3A.4.1(A7) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.76	Aedifice Property Group	Delete activity H3A.4.1(A8) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.77	Aedifice Property Group	Delete activity H3A.4.1(A9) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.78	Aedifice Property Group	Delete activity H3A.4.1 (A10) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.79	Aedifice Property Group	Delete H3A.5(4) Notification [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.80	Aedifice Property Group	Delete standard H3A.6.1 [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.81	Aedifice Property Group	Delete standard H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified in the planning maps [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.82	Aedifice Property Group	Delete standard H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.83	Aedifice Property Group	Delete standard H3A.6.6 Additions to buildings structures existing at 30 September 2013 in the ONC, HNC, ONL overlays [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.84	Aedifice Property Group	Delete standard H3A.6.7(2) Building height [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.85	Aedifice Property Group	Delete standard H3A.6.10(2) Maximum impervious area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.86	Aedifice Property Group	Delete standard H3A.6.11(2), H3A.6.11(3), H3A.6.11(4) Building coverage [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.87	Aedifice Property Group	Delete standard H3A.6.12(3) Landscaped area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	1962.88	Aedifice Property Group	Approve Objective H5.2(1A).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.89	Aedifice Property Group	Approve Objective H5.2(1B).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.90	Aedifice Property Group	Amend Objective H5.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents and (b) to adjoining sites; and (c) to the street.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.91	Aedifice Property Group	Approve Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.92	Aedifice Property Group	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.93	Aedifice Property Group	Approve Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.94	Aedifice Property Group	Delete Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	1962.95	Aedifice Property Group	Amend Policy H5.3(6A) as follows: '(a) maintaining Achieving a suitable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;…(e)minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.96	Aedifice Property Group	Amend Policy H5.3(14) as follows: 'Require development of four or more dwelling per site to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.97	Aedifice Property Group	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.98	Aedifice Property Group	Delete Policy H5.3(16).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.99	Aedifice Property Group	Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.100	Aedifice Property Group	Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.101	Aedifice Property Group	Amend activity H.5.4.1 (A3) to MDRS matters only.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.102	Aedifice Property Group	Delete activity H5.4.1(A14A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.103	Aedifice Property Group	Delete activity H5.4.1(A14B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.104	Aedifice Property Group	Delete activity H5.4.1 (A14C)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.105	Aedifice Property Group	Retain H.5.4.1(A30) and (A30A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.106	Aedifice Property Group	Retain H.5.4.1(A31) and (A31A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.107	Aedifice Property Group	Delete activity H5.4.1(A33).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.108	Aedifice Property Group	Delete activity H5.4.1(A33A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.109	Aedifice Property Group	Delete activity H.5.4.1 (A32B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.110	Aedifice Property Group	Amend H5.5(5) as follows: '...(i) Standard H5.6.4 Building height; (ii) Standard H5.6.5 Height in relation to boundary; (iii) Standard H5.6.8(1) Yards; (iv) Standard H5.6.9 Maximum impervious area; (v) Standard H5.6.10 Building coverage; (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area; (vii) Standard H5.6.12 (1) – (9) Outlook space; (viii) Standard H5.6.13 Daylight; (ix) Standard H5.6.14(1) – (4) Outdoor living space; (x) Standard H5.6.15 Front, side and rear fences and walls; (xi) Standard H5.6.16 Minimum dwelling size; (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; (xiii) Standard H5.6.19 Deep soil area and canopy tree; (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways (xv) Standard H5.6.21 Residential waste management.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.111	Aedifice Property Group	Delete standard H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.112	Aedifice Property Group	Delete standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.113	Aedifice Property Group	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.114	Aedifice Property Group	Retain H5.6.5(2)(b) Height in relation to boundary.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.115	Aedifice Property Group	Delete standard H5.6.20 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.116	Aedifice Property Group	Delete H5.6.10(2) Building Coverage.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.117	Aedifice Property Group	Amend standard H6.6.12 [infer means H5.6.11] Landscaped Area to amalgamate H5.6.11(3) and H5.6.11(4) with H5.6.11(5), H5.6.1(6) and H5.6.11(7) and deleting the headings relating to the number of dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.118	Aedifice Property Group	Delete H5.6.12(1), H5.6.12(2), H5.6.12(3), H5.6.12(4), H5.6.12(5), H5.6.12(6), H5.6.12(7), H5.6.12(8), H5.6.12(9) so that all outlook space is applied under H5.6.12(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.119	Aedifice Property Group	Delete standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.120	Aedifice Property Group	Delete H5.6.14(1), H5.6.14(2), H5.6.14(3), H5.6.14(4) so that all outdoor living space is applied under H5.6.14(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.121	Aedifice Property Group	Amend standard H6.6.19(2) [infer means H5.6.18] as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.122	Aedifice Property Group	Delete standard H6.6.21 [infers means H5.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.123	Aedifice Property Group	Approve standard H6.6.22 (1)(b) [infer means H5.6.21(1)(b)] Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	1962.124	Aedifice Property Group	Approve Objective H6.2(1A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.125	Aedifice Property Group	Amend Objective H6.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents; (b) to adjoining sites; and (c) to the street.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.126	Aedifice Property Group	Approve Objective H6.2 (5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.127	Aedifice Property Group	Amend Objective H6.2 (6) as follows: 'Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not nor increase the impact from their potential natural hazard risks.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.128	Aedifice Property Group	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.129	Aedifice Property Group	Amend Objective H6.2 (8) as follows: 'Enable safer pedestrian movements within the immediate locality of from higher density developments to ensure ease of pedestrian movement within the immediate locality, including to the rapid transport stops.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.130	Aedifice Property Group	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.131	Aedifice Property Group	Amend Policy H6.3(A4) as follows: delete from part (e) '… and private accessways.', delete from part (f) '…the maximum..', and amend part (g) as follows: 'requiring encouraging development to reduce the urban heat island effect on development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and...'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.132	Aedifice Property Group	Amend Policy H6.3(14) as follows: 'Require development to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.133	Aedifice Property Group	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.134	Aedifice Property Group	Delete activity H.6.4.1(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.135	Aedifice Property Group	Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.136	Aedifice Property Group	Approve activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.137	Aedifice Property Group	Delete activity H.6.4.1(A3B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.138	Aedifice Property Group	Delete activity H6.4.1(A3C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.139	Aedifice Property Group	Amend activity H6.4.1 (A14) status to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.140	Aedifice Property Group	Amend activity H.6.4.1(A14) from 'dairies' to 'retail'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.141	Aedifice Property Group	Delete H6.5(6) Notification.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.142	Aedifice Property Group	Amend activity H6.4.1 (A15) status [infer small food and beverage] to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.143	Aedifice Property Group	Amend H6.6.12(e)[2] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.144	Aedifice Property Group	Retain H.6.4.1(A31) and (A31A) as one permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.145	Aedifice Property Group	Retain H.6.4.1(A32) and (A32A) as one activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.146	Aedifice Property Group	Delete activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.147	Aedifice Property Group	Delete activity H6.4.1(A33A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.148	Aedifice Property Group	Delete activity H6.4.1 (A33B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.149	Aedifice Property Group	Amend H6.5 (5) Notification as follows: '(a) Standards that apply across the zone: (i) Standard H6.6.9 Yards (ii) Standard H6.6.10 Maximum impervious area; (iii) Standard H6.6.11 Building coverage (iv) Standard H6.6.12(1) - (3) Landscaped area; (v) Standard H6.6.13(1) – (9) Outlook space; (vi) Standard H6.6.14 Daylight; (vii) Standard H6.6.15(1) – (4) Outdoor living space; (viii) Standard H6.6.16 Front, side and rear fences and walls; (ix) Standard H6.6.17 Minimum dwelling size; (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; (xi) Standard H6.6.20 Deep soil area and canopy tree; (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; (xiii) Standard H6.6.22. Residential waste management.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.150	Aedifice Property Group	Delete standard H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.151	Aedifice Property Group	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.152	Aedifice Property Group	Delete standard H6.6.5(1)(a) Building height.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.153	Aedifice Property Group	Retain H6.6.5(2)(b) Height in relation to boundary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.154	Aedifice Property Group	Delete standard H6.6.10 Maximum impervious area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	1962.155	Aedifice Property Group	Delete H6.6.11(2) Building Coverage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.156	Aedifice Property Group	Amend standard H6.6.12 Landscaped Area by amalgamating parts H6.6.12(A1) with H6.6.12(1) and deleting headings relating to the number of dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.157	Aedifice Property Group	Delete H6.6.13(1), H6.6.13(2), H6.6.13(3), H6.6.13(4), H6.6.13(5), H6.6.13(6), H6.6.13(7), H6.6.13(8), H6.6.13(9) so all outlook space is applied under H6.6.13(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.158	Aedifice Property Group	Delete standard H6.6.14 Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.159	Aedifice Property Group	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3), H6.6.15(4) so all outlook [outdoor] living space is applied under H6.6.15(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.160	Aedifice Property Group	Amend standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house. And visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.161	Aedifice Property Group	Delete standard H6.6.20 Deep Soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.162	Aedifice Property Group	Delete standard H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.163	Aedifice Property Group	Approve standard H6.6.22 (1)(b) Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.164	Aedifice Property Group	Amend the definition of canopy tree as follows: 'A tree that that has a minimum mature height of 8 metres 4 metres and canopy diameter of 6 metres 3 metres [to be achieved at maturity].'	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1962.165	Aedifice Property Group	Amend the definition of 'deep soil area' as follows: ' A vegetated or mulched area…. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring. Deep soil ….. Artificial grass and pavers are excluded from the deep soil area.'	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1962.166	Aedifice Property Group	Amend the definition of 'dwelling' as follows: 'Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen...Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.' or amend definition to only read as follows: 'Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.'	Plan making and procedural	Definitions

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FS80	Elizabeth Westbrooke	Oppose	1962.167	Aedifice Property Group	Retain operative definition of 'Landscaped area'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1962.168	Aedifice Property Group	Approve the definition of 'relevant residential zone'.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1962.169	Aedifice Property Group	Amend the definition of 'servicing area' as follows: 'The area used to accommodate facilities necessary for the day to day needs of occupants, including:… heat pumps or air conditioning external units… Servicing facilities exclude:… external gas heaters boxes, heat pump or air conditioning external units; fibre internet boxes...'	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1962.170	Aedifice Property Group	No decision requested re the definition of 'urban heat island' .	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	1962.171	Aedifice Property Group	Delete LDR and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	1962.172	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Albany].	Walkable Catchments	WC RTN Albany
FS80	Elizabeth Westbrooke	Oppose	1962.173	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Avondale].	Walkable Catchments	WC RTN Avondale
FS80	Elizabeth Westbrooke	Oppose	1962.174	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Baldwin Ave].	Walkable Catchments	WC RTN Baldwin Ave
FS80	Elizabeth Westbrooke	Oppose	1962.175	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Constellation].	Walkable Catchments	WC RTN Constellation
FS80	Elizabeth Westbrooke	Oppose	1962.176	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Drury Central].	Walkable Catchments	WC RTN Drury Central
FS80	Elizabeth Westbrooke	Oppose	1962.177	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ellerslie].	Walkable Catchments	WC RTN Ellerslie
FS80	Elizabeth Westbrooke	Oppose	1962.178	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Fruitvale Road].	Walkable Catchments	WC RTN Fruitvale Rd
FS80	Elizabeth Westbrooke	Oppose	1962.179	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Eden].	Walkable Catchments	WC RTN Glen Eden
FS80	Elizabeth Westbrooke	Oppose	1962.180	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Innes].	Walkable Catchments	WC RTN Glen Innes
FS80	Elizabeth Westbrooke	Oppose	1962.181	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Grafton].	Walkable Catchments	WC RTN Grafton
FS80	Elizabeth Westbrooke	Oppose	1962.182	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Greenlane].	Walkable Catchments	WC RTN Greenlane
FS80	Elizabeth Westbrooke	Oppose	1962.183	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Henderson].	Walkable Catchments	WC RTN Henderson
FS80	Elizabeth Westbrooke	Oppose	1962.184	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Homai].	Walkable Catchments	WC RTN Homai
FS80	Elizabeth Westbrooke	Oppose	1962.185	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Kingsland].	Walkable Catchments	WC RTN Kingsland
FS80	Elizabeth Westbrooke	Oppose	1962.186	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manukau].	Walkable Catchments	WC RTN Manukau
FS80	Elizabeth Westbrooke	Oppose	1962.187	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manurewa].	Walkable Catchments	WC RTN Manurewa

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FS80	Elizabeth Westbrooke	Oppose	1962.18 8	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Meadowbank].	Walkable Catchments	WC RTN Meadowbank
FS80	Elizabeth Westbrooke	Oppose	1962.18 9	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Middlemore].	Walkable Catchments	WC RTN Middlemore
FS80	Elizabeth Westbrooke	Oppose	1962.19 0	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Morningside].	Walkable Catchments	WC RTN Morningside
FS80	Elizabeth Westbrooke	Oppose	1962.19 1	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Albert].	Walkable Catchments	WC RTN Mt Albert
FS80	Elizabeth Westbrooke	Oppose	1962.19 2	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Eden].	Walkable Catchments	WC RTN Mt Eden
FS80	Elizabeth Westbrooke	Oppose	1962.19 3	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [New Lynn].	Walkable Catchments	WC RTN New Lynn
FS80	Elizabeth Westbrooke	Oppose	1962.19 4	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Newmarket].	Walkable Catchments	WC RTN Newmarket
FS80	Elizabeth Westbrooke	Oppose	1962.19 5	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōrākei].	Walkable Catchments	WC RTN Ōrākei
FS80	Elizabeth Westbrooke	Oppose	1962.19 6	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōtāhuhu].	Walkable Catchments	WC RTN Ōtāhuhu
FS80	Elizabeth Westbrooke	Oppose	1962.19 7	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Paerata].	Walkable Catchments	WC RTN Paerata
FS80	Elizabeth Westbrooke	Oppose	1962.19 8	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pakuranga].	Walkable Catchments	WC RTN Pakuranga
FS80	Elizabeth Westbrooke	Oppose	1962.19 9	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Panmure].	Walkable Catchments	WC RTN Panmure
FS80	Elizabeth Westbrooke	Oppose	1962.20 0	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papakura].	Walkable Catchments	WC RTN Papakura
FS80	Elizabeth Westbrooke	Oppose	1962.20 1	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papatoetoe].	Walkable Catchments	WC RTN Papatoetoe
FS80	Elizabeth Westbrooke	Oppose	1962.20 2	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Walkable Catchments	WC RTN Parnell
FS80	Elizabeth Westbrooke	Oppose	1962.20 3	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Penrose].	Walkable Catchments	WC RTN Penrose
FS80	Elizabeth Westbrooke	Oppose	1962.20 4	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Puhinui].	Walkable Catchments	WC RTN Puhinui
FS80	Elizabeth Westbrooke	Oppose	1962.20 5	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pukekohe].	Walkable Catchments	WC RTN Pukekohe
FS80	Elizabeth Westbrooke	Oppose	1962.20 6	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rānui].	Walkable Catchments	WC RTN Rānui
FS80	Elizabeth Westbrooke	Oppose	1962.20 7	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Remuera].	Walkable Catchments	WC RTN Remuera
FS80	Elizabeth Westbrooke	Oppose	1962.20 8	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rosedale].	Walkable Catchments	WC RTN Rosedale
FS80	Elizabeth Westbrooke	Oppose	1962.20 9	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Smales Farm].	Walkable Catchments	WC RTN Smales Farm

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FS80	Elizabeth Westbrooke	Oppose	1962.210	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sturges Rd].	Walkable Catchments	WC RTN Sturges Rd
FS80	Elizabeth Westbrooke	Oppose	1962.211	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnynook].	Walkable Catchments	WC RTN Sunnynook
FS80	Elizabeth Westbrooke	Oppose	1962.212	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnyvale].	Walkable Catchments	WC RTN Sunnyvale
FS80	Elizabeth Westbrooke	Oppose	1962.213	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Swanson].	Walkable Catchments	WC RTN Swanson
FS80	Elizabeth Westbrooke	Oppose	1962.214	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sylvia Park].	Walkable Catchments	WC RTN Sylvia Park
FS80	Elizabeth Westbrooke	Oppose	1962.215	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Takaanini].	Walkable Catchments	WC RTN Takaanini
FS80	Elizabeth Westbrooke	Oppose	1962.216	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Te Mahia].	Walkable Catchments	WC RTN Te Mahia
FS80	Elizabeth Westbrooke	Oppose	1962.217	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Future stops].	Walkable Catchments	WC RTN Future stops
FS80	Elizabeth Westbrooke	Oppose	1962.218	Aedifice Property Group	Delete the requirement for the deep soil area to be provided in one contiguous area and allow it to be provided within private outdoor living areas under H6.6.20 [if the standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.219	Aedifice Property Group	Amend H6.6.21 to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1962.220	Aedifice Property Group	Amend H6.8.2 to reflect consequential amendments requested as part of the submission [refer to page 34 of submission for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	1992.1	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS80	Elizabeth Westbrooke	Oppose	1992.2	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Business - provisions
FS80	Elizabeth Westbrooke	Oppose	1992.3	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS80	Elizabeth Westbrooke	Oppose	2025.1	Greater Auckland	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2025.2	Greater Auckland	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2025.3	Greater Auckland	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	2025.4	Greater Auckland	Delete the 72.5m height control in the City Centre.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	2025.5	Greater Auckland	Amend to a 2400m walkable catchment around the City Centre.	Walkable Catchments	WC City Centre - Extent
FS80	Elizabeth Westbrooke	Oppose	2025.6	Greater Auckland	Amend to 1600m walkable catchment around Rapid Transit Stops in the Isthmus.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2025.7	Greater Auckland	Amend to 1600m walkable catchment around Metropolitan Centres in the Isthmus.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS80	Elizabeth Westbrooke	Oppose	2025.8	Greater Auckland	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2025.9	Greater Auckland	Add Great North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.10	Greater Auckland	Add New North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.11	Greater Auckland	Add Great South Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.12	Greater Auckland	Add Remuera Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.13	Greater Auckland	Add Sandringham Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.14	Greater Auckland	Add Dominion Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.15	Greater Auckland	Add Manukau Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.16	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.17	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2025.18	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional Long Term Plan for interim improvements ahead of a longer-term major investment.	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2025.19	Greater Auckland	Amend approach to determining walkable catchment from a GIS approach to instead using a more flexible and generous approach that reflects the ability for rapid transit station access improvements to be made in the future.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2025.20	Greater Auckland	Amend to provide greater heights for residential zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	2025.21	Greater Auckland	Amend to provide greater heights for business zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	2025.22	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Mixed Housing Urban zone, subject to appropriate development controls.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2025.23	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Terraced Housing and Apartments Building zone, subject to appropriate development controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2025.24	Greater Auckland	Rezone the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2025.25	Greater Auckland	[Inferred] Reconsider the Special Character Areas Residential overlay for the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	2025.26	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.27	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	2025.28	Greater Auckland	Rezone Ivanhoe Road, Western Springs and surrounding area from Mixed Housing Urban to THAB zone due to proximity to high quality public transport and planning rapid transit corridor along SH16. (See map in submission).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.29	Greater Auckland	Remove the Special Character Areas Overlay near the Grey Lynn shops (e.g. Dryden Street, Grey Lynn) due to proximity to high quality transport outweighing character.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2025.30	Greater Auckland	Rezone areas of Segar Avenue, Tasman Avenue, Sutherland Road and Fontenoy Street, Mount Albert from Mixed Housing Urban to THAB Zone to reflect potential for pedestrian improvements across SH16 in future and very high-quality public transport along Carrington Road. (See map in submission).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.31	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	2025.32	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission) and rezone to an approriate zone [infer THAB zone].	Urban Environment	Single or small area rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.33	Greater Auckland	Rezone the random and patchy areas of Mixed Housing Urban (e.g. Lillington Road and Wairakei Street, Remuera and Clonbern Road, Greenlane) to THAB Zone as Auckland Transport are already investigating ways to improve access to train stations such as Greenlane and Remuera, which would bring these areas within the walkable catchments of those stations. (See map in submission).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.34	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.35	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS80	Elizabeth Westbrooke	Oppose	2025.36	Greater Auckland	Rezone the Ellerslie - Panmure Highway from Mixed Housing Urban to THAB Zone as it is a planned and funded rapid transit corridor that will meet the NPS UD definition of rapid transit. (See map in submission).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.37	Greater Auckland	Rezone the Eastern Busway Corridor - Ti Rakau Drive to THAB Zone where it currently Mixed Housing Urban as project now confirmed and funded as rapid transit project. (See map in submission).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2025.38	Greater Auckland	Rezone the Airport to Botany Corridor - Ti Irirangi Drive to THAB Zone as meets the criteria for being a planned rapid transit corridor. Project design is now well advanced and station locations confirmed. (See map in submission).	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2036.1	Evans Randall Investors Ltd	Reject plan change as not consistent with the NPS UD or MDRS.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2036.2	Evans Randall Investors Ltd	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General

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FS80	Elizabeth Westbrooke	Oppose	2036.3	Evans Randall Investors Ltd	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS80	Elizabeth Westbrooke	Oppose	2036.4	Evans Randall Investors Ltd	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2036.5	Evans Randall Investors Ltd	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2036.6	Evans Randall Investors Ltd	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2036.7	Evans Randall Investors Ltd	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	2036.8	Evans Randall Investors Ltd	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS80	Elizabeth Westbrooke	Oppose	2036.9	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2036.10	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	2036.11	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS80	Elizabeth Westbrooke	Oppose	2036.12	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2036.13	Evans Randall Investors Ltd	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.14	Evans Randall Investors Ltd	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.15	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.16	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.17	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.18	Evans Randall Investors Ltd	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.19	Evans Randall Investors Ltd	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.20	Evans Randall Investors Ltd	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.21	Evans Randall Investors Ltd	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.22	Evans Randall Investors Ltd	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.23	Evans Randall Investors Ltd	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.24	Evans Randall Investors Ltd	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.25	Evans Randall Investors Ltd	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.26	Evans Randall Investors Ltd	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.27	Evans Randall Investors Ltd	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.28	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.29	Evans Randall Investors Ltd	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.30	Evans Randall Investors Ltd	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.31	Evans Randall Investors Ltd	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.32	Evans Randall Investors Ltd	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.33	Evans Randall Investors Ltd	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.34	Evans Randall Investors Ltd	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.35	Evans Randall Investors Ltd	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.36	Evans Randall Investors Ltd	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.37	Evans Randall Investors Ltd	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.38	Evans Randall Investors Ltd	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.39	Evans Randall Investors Ltd	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.40	Evans Randall Investors Ltd	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.41	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.42	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.43	Evans Randall Investors Ltd	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.44	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.45	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.46	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.47	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.48	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.49	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.50	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.51	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.52	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.53	Evans Randall Investors Ltd	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.54	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.55	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.56	Evans Randall Investors Ltd	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.57	Evans Randall Investors Ltd	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.58	Evans Randall Investors Ltd	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.59	Evans Randall Investors Ltd	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.60	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.61	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.62	Evans Randall Investors Ltd	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.63	Evans Randall Investors Ltd	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.64	Evans Randall Investors Ltd	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.65	Evans Randall Investors Ltd	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.66	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.67	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.68	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.69	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.70	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.71	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.72	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.73	Evans Randall Investors Ltd	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.74	Evans Randall Investors Ltd	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.75	Evans Randall Investors Ltd	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2036.76	Evans Randall Investors Ltd	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.77	Evans Randall Investors Ltd	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.78	Evans Randall Investors Ltd	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.79	Evans Randall Investors Ltd	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.80	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.81	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.82	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.83	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.84	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.85	Evans Randall Investors Ltd	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.86	Evans Randall Investors Ltd	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.87	Evans Randall Investors Ltd	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.88	Evans Randall Investors Ltd	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.89	Evans Randall Investors Ltd	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.90	Evans Randall Investors Ltd	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.91	Evans Randall Investors Ltd	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.92	Evans Randall Investors Ltd	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.93	Evans Randall Investors Ltd	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.94	Evans Randall Investors Ltd	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.95	Evans Randall Investors Ltd	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.96	Evans Randall Investors Ltd	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.97	Evans Randall Investors Ltd	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.98	Evans Randall Investors Ltd	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.99	Evans Randall Investors Ltd	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.100	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.101	Evans Randall Investors Ltd	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.102	Evans Randall Investors Ltd	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.103	Evans Randall Investors Ltd	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.104	Evans Randall Investors Ltd	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.105	Evans Randall Investors Ltd	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.106	Evans Randall Investors Ltd	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.107	Evans Randall Investors Ltd	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.108	Evans Randall Investors Ltd	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.109	Evans Randall Investors Ltd	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.110	Evans Randall Investors Ltd	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.111	Evans Randall Investors Ltd	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.112	Evans Randall Investors Ltd	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.113	Evans Randall Investors Ltd	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.114	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.115	Evans Randall Investors Ltd	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.116	Evans Randall Investors Ltd	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.117	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.118	Evans Randall Investors Ltd	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.119	Evans Randall Investors Ltd	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.120	Evans Randall Investors Ltd	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.121	Evans Randall Investors Ltd	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.122	Evans Randall Investors Ltd	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.123	Evans Randall Investors Ltd	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.124	Evans Randall Investors Ltd	Amend the proposed new assessment criteria H6.8.2.(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.125	Evans Randall Investors Ltd	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.126	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.127	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'attractive'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2036.128	Evans Randall Investors Ltd	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.129	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.130	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.131	Evans Randall Investors Ltd	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.132	Evans Randall Investors Ltd	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.133	Evans Randall Investors Ltd	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.134	Evans Randall Investors Ltd	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.135	Evans Randall Investors Ltd	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2036.136	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.137	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS80	Elizabeth Westbrooke	Oppose	2036.138	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.139	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.140	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.141	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.142	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.143	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.144	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS80	Elizabeth Westbrooke	Oppose	2036.145	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.146	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2036.147	Evans Randall Investors Ltd	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	2036.148	Evans Randall Investors Ltd	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	2036.149	Evans Randall Investors Ltd	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	2036.150	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	2036.151	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2036.152	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2036.153	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2036.154	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2036.155	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions

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FS80	Elizabeth Westbrooke	Oppose	2036.156	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS80	Elizabeth Westbrooke	Oppose	2036.157	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2036.158	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	2036.159	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	2036.160	Evans Randall Investors Ltd	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2036.161	Evans Randall Investors Ltd	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2036.162	Evans Randall Investors Ltd	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2036.163	Evans Randall Investors Ltd	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	2036.164	Evans Randall Investors Ltd	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2036.165	Evans Randall Investors Ltd	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	2036.166	Evans Randall Investors Ltd	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2040.1	Mike Greer Developments	Approve C1.6A Overlay and precinct rules as the revised wording proposed by the plan change clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS80	Elizabeth Westbrooke	Oppose	2040.2	Mike Greer Developments	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2040.3	Mike Greer Developments	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2040.4	Mike Greer Developments	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	2040.5	Mike Greer Developments	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS80	Elizabeth Westbrooke	Oppose	2040.6	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2040.7	Mike Greer Developments	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	2040.8	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS80	Elizabeth Westbrooke	Oppose	2040.9	Mike Greer Developments	Rezone all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2040.10	Mike Greer Developments	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.11	Mike Greer Developments	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.12	Mike Greer Developments	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.13	Mike Greer Developments	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2040.14	Mike Greer Developments	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.15	Mike Greer Developments	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.16	Mike Greer Developments	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.17	Mike Greer Developments	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.18	Mike Greer Developments	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.19	Mike Greer Developments	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.20	Mike Greer Developments	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.21	Mike Greer Developments	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.22	Mike Greer Developments	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.23	Mike Greer Developments	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.24	Mike Greer Developments	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.25	Mike Greer Developments	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.26	Mike Greer Developments	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.27	Mike Greer Developments	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.28	Mike Greer Developments	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.29	Mike Greer Developments	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.30	Mike Greer Developments	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.31	Mike Greer Developments	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.32	Mike Greer Developments	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.33	Mike Greer Developments	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.34	Mike Greer Developments	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.35	Mike Greer Developments	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.36	Mike Greer Developments	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.37	Mike Greer Developments	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.38	Mike Greer Developments	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.39	Mike Greer Developments	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.40	Mike Greer Developments	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.41	Mike Greer Developments	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.42	Mike Greer Developments	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.43	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.44	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.45	Mike Greer Developments	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.46	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.47	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.48	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.49	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.50	Mike Greer Developments	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.51	Mike Greer Developments	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.52	Mike Greer Developments	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.53	Mike Greer Developments	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.54	Mike Greer Developments	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.55	Mike Greer Developments	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.56	Mike Greer Developments	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.57	Mike Greer Developments	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.58	Mike Greer Developments	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.59	Mike Greer Developments	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.60	Mike Greer Developments	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.61	Mike Greer Developments	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.62	Mike Greer Developments	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.63	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.64	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.65	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.66	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.67	Mike Greer Developments	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.68	Mike Greer Developments	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.69	Mike Greer Developments	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.70	Mike Greer Developments	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.71	Mike Greer Developments	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2040.72	Mike Greer Developments	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.73	Mike Greer Developments	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.74	Mike Greer Developments	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.75	Mike Greer Developments	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.76	Mike Greer Developments	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.77	Mike Greer Developments	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.78	Mike Greer Developments	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.79	Mike Greer Developments	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.80	Mike Greer Developments	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.81	Mike Greer Developments	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.82	Mike Greer Developments	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.83	Mike Greer Developments	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.84	Mike Greer Developments	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.85	Mike Greer Developments	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.86	Mike Greer Developments	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.87	Mike Greer Developments	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.88	Mike Greer Developments	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.89	Mike Greer Developments	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.90	Mike Greer Developments	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.91	Mike Greer Developments	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.92	Mike Greer Developments	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.93	Mike Greer Developments	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.94	Mike Greer Developments	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.95	Mike Greer Developments	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.96	Mike Greer Developments	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.97	Mike Greer Developments	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.98	Mike Greer Developments	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.99	Mike Greer Developments	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.10 0	Mike Greer Developments	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.10 1	Mike Greer Developments	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.10 2	Mike Greer Developments	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.10 3	Mike Greer Developments	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.10 4	Mike Greer Developments	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2040.105	Mike Greer Developments	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.106	Mike Greer Developments	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.107	Mike Greer Developments	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.108	Mike Greer Developments	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.109	Mike Greer Developments	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.110	Mike Greer Developments	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.111	Mike Greer Developments	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.112	Mike Greer Developments	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.113	Mike Greer Developments	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.114	Mike Greer Developments	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.115	Mike Greer Developments	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.116	Mike Greer Developments	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.117	Mike Greer Developments	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.118	Mike Greer Developments	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.119	Mike Greer Developments	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.120	Mike Greer Developments	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.121	Mike Greer Developments	Amend the proposed new assessment criteria H6.8.2..(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.122	Mike Greer Developments	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.123	Mike Greer Developments	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'and 'attractive' Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.124	Mike Greer Developments	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.125	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.126	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.127	Mike Greer Developments	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.128	Mike Greer Developments	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.129	Mike Greer Developments	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.130	Mike Greer Developments	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.131	Mike Greer Developments	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2040.132	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.133	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.134	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.135	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS80	Elizabeth Westbrooke	Oppose	2040.136	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.137	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.138	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.139	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.140	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.141	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2040.142	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS80	Elizabeth Westbrooke	Oppose	2040.143	Mike Greer Developments	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	2040.144	Mike Greer Developments	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	2040.145	Mike Greer Developments	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	2040.146	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	2040.147	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2040.148	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2040.149	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2040.150	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2040.151	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2040.152	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS80	Elizabeth Westbrooke	Oppose	2040.153	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2040.154	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	2040.155	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone

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FS80	Elizabeth Westbrooke	Oppose	2040.156	Mike Greer Developments	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2040.157	Mike Greer Developments	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2040.158	Mike Greer Developments	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2040.159	Mike Greer Developments	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use Zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	2040.160	Mike Greer Developments	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2040.161	Mike Greer Developments	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	2040.162	Mike Greer Developments	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2041.1	Neilston Homes	Amend the plan change to as it is inefficient and costly, onerous and would lead to complicated and costly resource consent applications and interpretation issues.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2041.2	Neilston Homes	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS80	Elizabeth Westbrooke	Oppose	2041.3	Neilston Homes	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2041.4	Neilston Homes	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2041.5	Neilston Homes	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS80	Elizabeth Westbrooke	Oppose	2041.6	Neilston Homes	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2041.7	Neilston Homes	Amend in G2 by adding the folllowing explanation: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	2041.8	Neilston Homes	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centres - Methodology
FS80	Elizabeth Westbrooke	Oppose	2041.9	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2041.10	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	2041.11	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS80	Elizabeth Westbrooke	Oppose	2041.12	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2041.13	Neilston Homes	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.14	Neilston Homes	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.15	Neilston Homes	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.16	Neilston Homes	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2041.17	Neilston Homes	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.18	Neilston Homes	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.19	Neilston Homes	6A) Require development to achieve a built form that contributes to the planned outcomes of the zone high-quality built environment outcomes by: (a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.20	Neilston Homes	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.21	Neilston Homes	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.22	Neilston Homes	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.23	Neilston Homes	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.24	Neilston Homes	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.25	Neilston Homes	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.26	Neilston Homes	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.27	Neilston Homes	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.28	Neilston Homes	Delete standards not identified within the MDRS in (A4) within H5.4 Activity table - four or more dwellings per site. The standards for: - Infrastructure standards: - Deep soil area and canopy tree; - Safety and privacy buffer -Residential waste management	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.29	Neilston Homes	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.30	Neilston Homes	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.31	Neilston Homes	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.32	Neilston Homes	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.33	Neilston Homes	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.34	Neilston Homes	Delete H5.6.5. Height in relation to boundary 'privacy' wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.35	Neilston Homes	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.36	Neilston Homes	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.37	Neilston Homes	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.38	Neilston Homes	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.39	Neilston Homes	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.40	Neilston Homes	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a SEA already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.41	Neilston Homes	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.42	Neilston Homes	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.43	Neilston Homes	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.44	Neilston Homes	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.45	Neilston Homes	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.46	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.47	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.48	Neilston Homes	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.49	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.50	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.51	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.52	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.53	Neilston Homes	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.54	Neilston Homes	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.55	Neilston Homes	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.56	Neilston Homes	Delete the new proposed assessment criteria in H5.8.1 Assessment to read as follows: (ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.57	Neilston Homes	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - to read: "C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.58	Neilston Homes	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.59	Neilston Homes	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove H5.8.2(1)(f) requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.60	Neilston Homes	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places.. Delete H5.8.2(h)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.61	Neilston Homes	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), and delete references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.62	Neilston Homes	Amend new proposed assessment criteria within H5.8.2 (4)(iii) to read: "iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.63	Neilston Homes	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.64	Neilston Homes	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.65	Neilston Homes	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.66	Neilston Homes	Amend H5.8.2 assessment criteria (15) to read: e) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.67	Neilston Homes	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS (see page 17-18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.68	Neilston Homes	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.69	Neilston Homes	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.70	Neilston Homes	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.71	Neilston Homes	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.72	Neilston Homes	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.73	Neilston Homes	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.74	Neilston Homes	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.75	Neilston Homes	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2041.76	Neilston Homes	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.77	Neilston Homes	Amend objective H6.2(A1)(ii) and introduce a new (iii). ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.78	Neilston Homes	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.79	Neilston Homes	Amend objective H6.2(2) to read: 2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.in a variety of forms.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.80	Neilston Homes	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.81	Neilston Homes	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.82	Neilston Homes	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.83	Neilston Homes	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.84	Neilston Homes	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.85	Neilston Homes	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.86	Neilston Homes	Amend policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity as follows: 1) Enable a variety of housing types at high densities including terrace housing and low to midrise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.87	Neilston Homes	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: "2) Require the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a reasonable high quality built environment: (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.88	Neilston Homes	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective as follows: "A4) Require development to achieve a built planned urban form that contributes to reasonable highquality built environment outcomes by: (a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; ... (d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;"	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.89	Neilston Homes	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: 4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.90	Neilston Homes	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.91	Neilston Homes	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.92	Neilston Homes	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.93	Neilston Homes	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.94	Neilston Homes	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.95	Neilston Homes	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.96	Neilston Homes	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.97	Neilston Homes	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.98	Neilston Homes	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.99	Neilston Homes	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.100	Neilston Homes	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.101	Neilston Homes	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.102	Neilston Homes	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.103	Neilston Homes	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.104	Neilston Homes	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2041.105	Neilston Homes	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment' as follows: 1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment. (2) On a site subject to a Significant Ecological Areas Overlay: (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.106	Neilston Homes	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.107	Neilston Homes	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.108	Neilston Homes	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.109	Neilston Homes	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.110	Neilston Homes	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.111	Neilston Homes	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.112	Neilston Homes	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2041.113	Neilston Homes	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.114	Neilston Homes	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.115	Neilston Homes	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.116	Neilston Homes	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.117	Neilston Homes	interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d) as follows: ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2041.118	Neilston Homes	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.119	Neilston Homes	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.120	Neilston Homes	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades in H6.8.2(1)(f).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.121	Neilston Homes	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) reference to use of quality, durable and easily maintainable materials. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road. network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.122	Neilston Homes	Delete within H6.8.2.(3)(l) assessment criteria references to: references to the need for wider upgrades of the adjacent road network. Delete references to deep soil and communal open space in 3(g); Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.123	Neilston Homes	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to '"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.124	Neilston Homes	Amend the proposed new assessment criteria H6.8.2(6) for Height in relation to boundary to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.125	Neilston Homes	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.126	Neilston Homes	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'attractive' as follows: (f) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2041.127	Neilston Homes	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i) as follows: H6.8.2. Assessment criteria (15A) For windows to street and private vehicle and pedestrian accessways (a) refer to Policy H5.3(C1) (b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.128	Neilston Homes	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.129	Neilston Homes	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.130	Neilston Homes	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.131	Neilston Homes	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.132	Neilston Homes	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.133	Neilston Homes	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension in H5.9 Special information requirements. .	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.134	Neilston Homes	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2041.135	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS80	Elizabeth Westbrooke	Oppose	2041.136	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.137	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.138	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.139	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.140	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.141	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.142	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS80	Elizabeth Westbrooke	Oppose	2041.143	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.144	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.145	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2041.146	Neilston Homes	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	2041.147	Neilston Homes	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	2041.148	Neilston Homes	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	2041.149	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.). [Infer to retain H9.6.2 Height in relation to boundary control as outlined in Table H9.6.2.1]	Business Zones provisions	Metropolitan Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2041.150	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2041.151	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions

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FS80	Elizabeth Westbrooke	Oppose	2041.152	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2041.153	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2041.154	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2041.155	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS80	Elizabeth Westbrooke	Oppose	2041.156	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2041.157	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details. [Infer reference should be H13.6.1]	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	2041.158	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	2041.159	Neilston Homes	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2041.160	Neilston Homes	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2041.161	Neilston Homes	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2041.162	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS80	Elizabeth Westbrooke	Oppose	2041.163	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	2041.164	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Walkable Catchments	WC General - Methodology

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FS80	Elizabeth Westbrooke	Oppose	2041.165	Neilston Homes	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2041.166	Neilston Homes	Include Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	2041.167	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2041.168	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2083.1	Universal Homes	Retain the revised wording of C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2083.2	Universal Homes	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2083.3	Universal Homes	Delete proposed Standards D14.6.5 – D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2083.4	Universal Homes	Amend the wording of Chapter G2 to include the wording specified.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	2083.5	Universal Homes	Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS80	Elizabeth Westbrooke	Oppose	2083.6	Universal Homes	That the Auckland Council reviews all OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2083.7	Universal Homes	Retain the revised wording of objective H5.2(1).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.8	Universal Homes	Amend objective H5.2(3) to retain the existing wording from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2083.9	Universal Homes	Amend the wording of objective H5.2(6) to delete the proposed wording or reword to delete the reference to high quality built environment.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.10	Universal Homes	Amend objective H5.2(8) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.11	Universal Homes	Amend objective H5.2(9) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.12	Universal Homes	Delete objective H5.2(10) or amend to refer specifically to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.13	Universal Homes	Amend the text of Policy H5.3(6A) as specified in the submission.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.14	Universal Homes	Delete the proposed wording of Policy H5.2(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.15	Universal Homes	Delete policy H5.2(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.16	Universal Homes	Delete policy H5.2(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.17	Universal Homes	Delete policy H5.2(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.18	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.19	Universal Homes	Delete activity A2A from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.20	Universal Homes	Delete activities A2B and A33B from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.21	Universal Homes	Delete all standards to be complied with that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.22	Universal Homes	Delete all standards for four or more dwellings that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.23	Universal Homes	Amend H5.5(5) to delete all standards that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2083.24	Universal Homes	Delete Standard H5.5(6).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.25	Universal Homes	Delete Standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.26	Universal Homes	Delete Standard H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.27	Universal Homes	Delete the word "privacy" from the purpose of Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.28	Universal Homes	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.29	Universal Homes	Amend Standard H5.6.5(b) to retain the existing minor protrusions exemptions for boundaries with Open Space zones from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.30	Universal Homes	Amend Standard H5.6.9 Maximum Impervious Area to 70%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.31	Universal Homes	Delete the additional wording proposed for the purpose of Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.32	Universal Homes	Retain the proposed changes to Standard H5.6.10 Building Coverage, increasing building coverage to 50%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.33	Universal Homes	Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.34	Universal Homes	Amend the proposed text changes to Standard H5.6.11 Landscaped area to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.35	Universal Homes	Amend the proposed text changes to Standard H5.6.12 outlook to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.36	Universal Homes	Delete Standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.37	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.38	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard and delete the communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2083.39	Universal Homes	Delete Standard H5.6.18 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.40	Universal Homes	Delete standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.41	Universal Homes	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.42	Universal Homes	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.43	Universal Homes	Delete matters of control H5.7.1.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.44	Universal Homes	Delete matters of discretion H5.8.1(1)©.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.45	Universal Homes	Delete matters of discretion H5.8.1(2)(ia).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.46	Universal Homes	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.47	Universal Homes	Delete matters of discretion H5.8.1(6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.48	Universal Homes	Amend assessment criteria H5.8.2(1)(b)(i) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.49	Universal Homes	Amend the wording of assessment criteria H5.8.2(2) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.50	Universal Homes	Delete assessment criteria H5.8.2(3)(l).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.51	Universal Homes	Amend the wording of assessment criteria H5.8.2(4) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.52	Universal Homes	Amend the wording of assessment criteria H5.8.2(6) to refer to additional HIRB infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.53	Universal Homes	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2083.54	Universal Homes	Delete assessment criteria H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.55	Universal Homes	Amend assessment criteria H5.8.2(15) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.56	Universal Homes	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.57	Universal Homes	Delete assessment criteria H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.58	Universal Homes	Delete assessment criteria H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.59	Universal Homes	Delete assessment criteria H5.8.2(20) and move the necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.60	Universal Homes	Delete assessment criteria H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.61	Universal Homes	Delete assessment criteria H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.62	Universal Homes	Delete special information requirement (1) for a landscape plan.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.63	Universal Homes	Delete special information requirement (2) for deep soil areas.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.64	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2083.65	Universal Homes	Amend the zone description in H6.1 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.66	Universal Homes	Amend the wording of objectives H6.2(A1) and (B1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.67	Universal Homes	Delete objective H6.2(1A) or amend to remove the reference to a high quality built environment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2083.68	Universal Homes	Amend objective H6.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.69	Universal Homes	Amend objective H6.2(3) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.70	Universal Homes	Amend objective H6.2(4) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.71	Universal Homes	Delete objective H6.2(5) or reword to delete the reference to high quality building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.72	Universal Homes	Delete objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.73	Universal Homes	Delete objective H6.2(9)	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.74	Universal Homes	Retain proposed policy H6.3(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.75	Universal Homes	Amend the wording of policy H6.3(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.76	Universal Homes	Amend the wording of policy H6.3(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.77	Universal Homes	Amend the wording of policy H6.3(A4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.78	Universal Homes	Amend the wording of policy H6.3(4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2083.79	Universal Homes	Retain Policy H6.3(9) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.80	Universal Homes	Delete Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.81	Universal Homes	Delete Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.82	Universal Homes	Delete Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.83	Universal Homes	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.84	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.85	Universal Homes	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m2 as a permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.86	Universal Homes	Delete activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.87	Universal Homes	Delete activities H6.4(A2B) and A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.88	Universal Homes	Amend the activity table to delete standards to be complied with that are not identified within the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.89	Universal Homes	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2083.90	Universal Homes	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.91	Universal Homes	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.92	Universal Homes	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m2.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.93	Universal Homes	Amend standard H6.6.6 Height in Relation to Boundary to apply to the first 25m of the site rather than 21.5m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.94	Universal Homes	Amend standard H6.6.11 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.95	Universal Homes	Amend Standard H6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.96	Universal Homes	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.97	Universal Homes	Delete standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.98	Universal Homes	Amend standard H6.6.15 to match the MDRS standard and delete the communal outdoor living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.99	Universal Homes	Delete standard H6.6.19 and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.100	Universal Homes	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2083.101	Universal Homes	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.102	Universal Homes	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.103	Universal Homes	Delete the proposed new assessment criteria for H6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.104	Universal Homes	Delete the proposed new assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.105	Universal Homes	Delete matter of discretion H6.8.1(1)©.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.106	Universal Homes	Delete matter of discretion H6.8.1(2)(ia)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.107	Universal Homes	Amend matters of discretion H6.8.1(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.108	Universal Homes	Delete matters of discretion H6.8.1(6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.109	Universal Homes	Amend assessment criteria H6.8.2(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.110	Universal Homes	Amend assessment criteria H6.8.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.111	Universal Homes	Amend assessment criteria H6.8.2(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS80	Elizabeth Westbrooke	Oppose	2083.112	Universal Homes	Amend assessment criteria H6.8.2(5) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.113	Universal Homes	Amend assessment criteria H6.8.2(6) to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.114	Universal Homes	Delete assessment criteria H6.8.2(12)€.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.115	Universal Homes	Amend assessment criteria H6.8.2(15) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.116	Universal Homes	Amend assessment criteria H6.8.2(15A) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.117	Universal Homes	Delete assessment criteria H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.118	Universal Homes	Delete assessment criteria H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.119	Universal Homes	Delete assessment criteria H6.8.2(20) and move necessary criteria to H6.8.2(1) (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.120	Universal Homes	Delete assessment criteria H6.8.2(21).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.121	Universal Homes	Delete special information requirement (1) for a landscape plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.122	Universal Homes	Delete special information requirement (2) for deep soil areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2083.123	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2083.124	Universal Homes	Confirm deletion of Standards H8.6.10 and H8.6.12 - H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS80	Elizabeth Westbrooke	Oppose	2083.125	Universal Homes	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS80	Elizabeth Westbrooke	Oppose	2083.126	Universal Homes	Delete standard H8.6.34 Through Site Links and replace it with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS80	Elizabeth Westbrooke	Oppose	2083.127	Universal Homes	Amend Standard H9.6.1 Building height to provide for unlimited height in the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2083.128	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2083.129	Universal Homes	Amend Standard H10.6.1 Building height to provide for a height of 32.5m within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2083.130	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2083.131	Universal Homes	Amend Standard H11.6.1 Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2083.132	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Local Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2083.133	Universal Homes	Increase the walkable catchment of the Local Centres Zone to 400m and up zone those sites within the walkable catchment to provide for at least 6 storeys.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2083.134	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2083.135	Universal Homes	Amend Standard H13.6.1 Building height to provide for a height of 24m within all Mixed Use Zones.	Business Zones provisions	Mixed Use Zone

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FS80	Elizabeth Westbrooke	Oppose	2083.136	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Mixed Use Zone
FS80	Elizabeth Westbrooke	Oppose	2083.137	Universal Homes	Delete the definition for Canopy tree.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2083.138	Universal Homes	Delete the definition for Deep soil area.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2083.139	Universal Homes	Amend the definition of landscape area to clarify what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS. Alternatively retain the existing definition from the AUP(OP).	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2083.140	Universal Homes	Amend the Walkable catchment as set out in the submission.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS80	Elizabeth Westbrooke	Oppose	2083.141	Universal Homes	Amend the plan change to ascribe a height of 24 to 6 storeys rather than 21m.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	2083.142	Universal Homes	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2083.143	Universal Homes	Include the Special Housing Areas into	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	2083.144	Universal Homes	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2238.1	Beachlands South Limited Partnership	Approve in general the application of the Mixed Housing urban zone through urban residential areas to incorporate the MDRS.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2238.2	Beachlands South Limited Partnership	Approve in general the application of the THAB zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2238.3	Beachlands South Limited Partnership	Reject the decision not to apply walkable catchments around ferry services.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2238.4	Beachlands South Limited Partnership	Approve the application of MDRS in Beachlands.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2238.5	Beachlands South Limited Partnership	Reject the Beachlands Transport Infrastructure Constraints QM unless Council unless it can be shown to be required by an appropriate level of analysis.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS80	Elizabeth Westbrooke	Oppose	2238.6	Beachlands South Limited Partnership	Apply a walkable catchment to Beachlands from the edge of the Pine Harbour Ferry Terminal in accordance with the submitter's walking and cycling isochrone analysis [see Appendix 1].	Walkable Catchments	WC RTN Other
FS80	Elizabeth Westbrooke	Oppose	2238.7	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2238.8	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.9	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.10	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.11	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.12	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2238.13	Beachlands South Limited Partnership	Remove H5.6.18 Windows to street and private vehicle and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.14	Beachlands South Limited Partnership	Remove H5.6.19 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.15	Beachlands South Limited Partnership	Remove H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.16	Beachlands South Limited Partnership	Remove H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.17	Beachlands South Limited Partnership	Remove all proposed special information requirements under H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2238.18	Beachlands South Limited Partnership	Remove H6.6.19 Windows to street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.19	Beachlands South Limited Partnership	Remove H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.20	Beachlands South Limited Partnership	Remove H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.21	Beachlands South Limited Partnership	Remove H6.6.22 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.22	Beachlands South Limited Partnership	Remove all proposed special information requirements under H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.23	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.24	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.25	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.26	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2238.27	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.28	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2238.29	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2238.30	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.1	Stuart P.C. Ltd	Approve the zoning of Selwyn Avenue, Mission Bay.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.2	Stuart P.C. Ltd	Amend plan change provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council QM and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.3	Stuart P.C. Ltd	Remove from maps overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.4	Stuart P.C. Ltd	Approve C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2248.5	Stuart P.C. Ltd	Delete the requirement that that all applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect, commensurate with the scale and significance of the effects of the proposed buildings.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2248.6	Stuart P.C. Ltd	Delete statement ‘The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ from E38 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2248.7	Stuart P.C. Ltd	Delete 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA' from E36 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2248.8	Stuart P.C. Ltd	Delete statement 'and in some cases has applied the Residential - Low Density Residential Zone to this land' from E36.1 Background.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2248.9	Stuart P.C. Ltd	Delete references to QM from the following amendment to E38.1: 'This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters.'	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.10	Stuart P.C. Ltd	Delete references to QM from E38.2(10)(d), E38.2(10)(e), and E38.2 Medium Density Residential Standards Objectives (11).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.11	Stuart P.C. Ltd	Delete references to QM from E38.3 Policies (13), (31), (32), (33), (34), and (35), particularly references to the mapped Infrastructure Constraints.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.12	Stuart P.C. Ltd	Delete references to QM, particularly the mapped Infrastructure Constraints, from Table E38.2 Activity table.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.13	Stuart P.C. Ltd	Approve the proposed provisions of E38.8.1A Standards, except specify that for subdivision around approved land use resource consent or around existing building and development Standard E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.14	Stuart P.C. Ltd	Expand the provisions of E38.8.1A Standards to also apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.15	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.8.2 Standards.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.16	Stuart P.C. Ltd	Reject amendments to E38.11.1.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2248.17	Stuart P.C. Ltd	Reject amendments to E38.11.2.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.18	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.1.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.19	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.2.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2248.20	Stuart P.C. Ltd	Approve Mixed Housing Urban zoning where it has been applied in Auckland.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.21	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2248.22	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.23	Stuart P.C. Ltd	Delete H5.2 Objectives (5), (6), (7), (8), (9), and (10).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.24	Stuart P.C. Ltd	Delete H5.3 Policies (6A)(a),(b),(c),(d),(e),(f),(g),(h),(i), (7), (11), (12), (13), (14), (15), (16), and (17).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.25	Stuart P.C. Ltd	Delete from H5.4.1 Activity Table the following clarifying statement: 'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.26	Stuart P.C. Ltd	Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.27	Stuart P.C. Ltd	Delete from H5.4.A Activity Table 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.28	Stuart P.C. Ltd	Reject in H5.4.A Activity Table the Introduction of extensive new standards to be complied with against new and existing rules.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.29	Stuart P.C. Ltd	Approve the deletion of existing notification provisions at H5.5(1) and approve all of the text at H5.5(4), (5), and (6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.30	Stuart P.C. Ltd	Approve H5.6.3A (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.31	Stuart P.C. Ltd	Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.32	Stuart P.C. Ltd	Delete H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2248.33	Stuart P.C. Ltd	Approve H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.34	Stuart P.C. Ltd	Approve amendments to H6.6.8 except for Table H5.6.8.2. being identified as a QM.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.35	Stuart P.C. Ltd	Approve amendments to H5.6.10 except for the following additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: 'Purpose: …and to provide for the protection and management of SEAs' and H5.6.10 (2) (a), (b), and (c).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.36	Stuart P.C. Ltd	Approve following amendments to H5.6.11 'Developments containing up to three dwellings must comply with the following: (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling,' as they are required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.37	Stuart P.C. Ltd	Reject the following amendments to H5.6.11: 'Development containing four or more dwellings and any other developments must comply with the following: (5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch. (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1… (7) A minimum of 50% of the front yard must be landscaped.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.38	Stuart P.C. Ltd	Approve amendments to H5.6.12 which have been amended to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.39	Stuart P.C. Ltd	Approve the reduction of the outlook requirement to 5m in H5.6.12 where it has been amended to apply to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.40	Stuart P.C. Ltd	Reject 'measurement from balcony edge' in H5.6.12 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.41	Stuart P.C. Ltd	Reject in H5.6.12 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.42	Stuart P.C. Ltd	Approve those amendments to H.5.6.14 which give effect to MDRS requirements for up to three dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.43	Stuart P.C. Ltd	Reject the following amendments to H5.6.14: Purpose statement expanded to specify integrated residential areas and that living space must be separated from vehicle access and manoeuvring areas; and the requirement that hat private outdoor living spaces are directly accessible from main dwelling areas; and the requirement that communal outdoor living spaces are conveniently accessible for all occupants.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.44	Stuart P.C. Ltd	Reject where Standard H5.6.14 has been amended to apply to four or more dwellings and where it is specified that it applies to integrated residential areas.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.45	Stuart P.C. Ltd	Reject the whole of H5.6.14 (4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2248.46	Stuart P.C. Ltd	Delete H5.6.18.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.47	Stuart P.C. Ltd	Delete H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.48	Stuart P.C. Ltd	Delete H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.49	Stuart P.C. Ltd	Delete H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.50	Stuart P.C. Ltd	Delete the following text from H5.7.1: 'The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application: (1) For one dwelling per site subject to a Significant Ecological Area Overlay: (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area; (b) The location, bulk and scale of built development relative to the surrounding ecological values,' or if retained do not refer to 'sites' subject to a SEA overlay but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.51	Stuart P.C. Ltd	Delete H5.7.2(1)(a).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.52	Stuart P.C. Ltd	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.53	Stuart P.C. Ltd	Delete H5.8.2(1)(b), (c), (d), (e).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.54	Stuart P.C. Ltd	Approve the deletion of 'intensity' from matters of discretion H5.8.1(2)(a)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.55	Stuart P.C. Ltd	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.56	Stuart P.C. Ltd	Approve the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.57	Stuart P.C. Ltd	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.58	Stuart P.C. Ltd	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.59	Stuart P.C. Ltd	Delete substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site and amendments to criteria for four or more dwellings at H5.8.2(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2248.60	Stuart P.C. Ltd	Delete changes to matters of discretion H5.8.1(3) relating to integrated residential developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.61	Stuart P.C. Ltd	Delete H5.8.1 (6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.62	Stuart P.C. Ltd	Delete amendments / significant additions to H5.8.2(4).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.63	Stuart P.C. Ltd	Approve amendments / significant additions to H5.8.2(6).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.64	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(9).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.65	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(10).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.66	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(11).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.67	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.68	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(13).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.69	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.70	Stuart P.C. Ltd	Approve proposed provisions in H5.8.2(15).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.71	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(15A).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.72	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(16).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.73	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(17).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.74	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2248.75	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.76	Stuart P.C. Ltd	Delete new criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.77	Stuart P.C. Ltd	Delete new criteria at H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.78	Stuart P.C. Ltd	Delete new criteria at H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.79	Stuart P.C. Ltd	Delete H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.80	Stuart P.C. Ltd	Approve the application of the THAB zone to areas inside walkable catchments.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.81	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2248.82	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2248.83	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2248.84	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	2248.85	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)
FS80	Elizabeth Westbrooke	Oppose	2248.86	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	2248.87	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	2248.88	Stuart P.C. Ltd	Approve amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2248.89	Stuart P.C. Ltd	Delete new objectives and amendments to objectives at H6.2 and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.90	Stuart P.C. Ltd	Delete new policies and amendments to policies at H6.3, noting particularly H6.3(4A)(e), (12), and (14), and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.91	Stuart P.C. Ltd	Delete significant additions to Activity Table H6.4.1, including but not limited to (A7), (A31), and (A31A), particularly removing reference to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.92	Stuart P.C. Ltd	Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.93	Stuart P.C. Ltd	Delete duplications of rules and standards throughout H6.4.1 (A31), (A31A), (A32), (A32A), (A33), (A33A) to better streamline the plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.94	Stuart P.C. Ltd	Approve the notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.95	Stuart P.C. Ltd	Delete H6.6.4B and H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.96	Stuart P.C. Ltd	Delete the MDRS standard 'for up to three dwellings' in H6.6.5 and replace it with the standard zone height limits proposed inside or outside walkable catchments and enable at least six storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.97	Stuart P.C. Ltd	Approve proposed amendments to H6.6.6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.98	Stuart P.C. Ltd	Approve deletion of H6.6.7 as long as the proposed amendments to H6.6.6 are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.99	Stuart P.C. Ltd	Approve H.6.8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2248.100	Stuart P.C. Ltd	Delete provisions relating to SEAs from H6.6.11.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.101	Stuart P.C. Ltd	Delete amendments to H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.102	Stuart P.C. Ltd	Approve reduction of outlook requirement to 5m in H6.6.13.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.103	Stuart P.C. Ltd	Reject measurement from balcony edge in H6.6.13 where the standard specifies that 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.104	Stuart P.C. Ltd	Reject in H6.6.13 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.105	Stuart P.C. Ltd	Delete amendments to H6.6.15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.106	Stuart P.C. Ltd	Delete amendments to H6.6.19.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.107	Stuart P.C. Ltd	Delete amendments to H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.108	Stuart P.C. Ltd	Delete amendments to H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.109	Stuart P.C. Ltd	Delete amendments to H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.110	Stuart P.C. Ltd	Delete amendments to H6.7.1, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2248.111	Stuart P.C. Ltd	Delete amendments to H6.7.2, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.112	Stuart P.C. Ltd	Reject H6.8.1 (6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.113	Stuart P.C. Ltd	Retain assessment criteria relating to infrastructure capacity to serve a development in H6.8.1 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.114	Stuart P.C. Ltd	Delete H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.115	Stuart P.C. Ltd	Approve the proposed deletion of 'intensity' from H6.8.1(1)(b)(i), H6.8.1(2)((a)(i), H6.8.1(3)(a)(i), and H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.116	Stuart P.C. Ltd	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d), and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.117	Stuart P.C. Ltd	Delete proposed provisions from H6.8.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.118	Stuart P.C. Ltd	Retain infrastructure matter in H6.8.2 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.119	Stuart P.C. Ltd	Delete amendments to H.6.8.2, noting that it is inappropriate to include footpath upgrades within criteria as this will likely lead to piecemeal outcomes at the expense of developers and buyers and Council should use Development Contributions instead.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.120	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.121	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Residential - transitions/height next to SCAR

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FS80	Elizabeth Westbrooke	Oppose	2248.122	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Business - transitions/height next to SCAB
FS80	Elizabeth Westbrooke	Oppose	2248.123	Stuart P.C. Ltd	Delete additions to H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2248.124	Stuart P.C. Ltd	Approve those zoning changes and provisions which seek to implement the NPS-UD and MDRS requirements.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.125	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Residential Zones	Residential Zones (General or other)
FS80	Elizabeth Westbrooke	Oppose	2248.126	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.127	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	2248.128	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriateness of QMs (Other)
FS80	Elizabeth Westbrooke	Oppose	2248.129	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	2248.130	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	2248.131	Stuart P.C. Ltd	Remove QM from 30 and 32 Selwyn Drive, Mission Bay, in particular the Coastal Inundation and Flooding Constraints QM applied to the site, and note that these primarily apply to Tāmaki Drive.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2248.132	Stuart P.C. Ltd	Express concerns that the plan change overcomplicates the structure of the AUP and is overly prescriptive.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2248.133	Stuart P.C. Ltd	Express concerns that proposed changes to the Mixed Housing Urban zone are overly prescriptive and inconsistent with the otherwise clear, efficient, and effective AUP.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2248.134	Stuart P.C. Ltd	Express concerns that amendments regulating 'four plus dwellings' in the Mixed Housing Urban zone are overly prescriptive and will lead to a significant reduction in design flexibility, impacts on land development potential, and increased resource consent costs.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS80	Elizabeth Westbrooke	Oppose	2273.1	Aaron Grey	Remove proposed provisions related to natural hazards, protecting or managing heritage, managing sites and areas of significance to Māori, or protecting or managing outstanding natural features and landscapes from the zone provisions and inserting these within the overlay Auckland-wide and precinct provisions (if not already located there), as relevant [consistent with the National Planning Standards].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.2	Aaron Grey	Ensure inserted provisions use the next sequential number in that section [consistent with the National Planning Standards].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.3	Aaron Grey	Amend the naming of residential zones to match the Zone Framework standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.4	Aaron Grey	Amend the activity tables of zones of chapters affected by [the plan change] in accordance with the Format Standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.5	Aaron Grey	Amend the relevant definitions in Chapter H in accordance with the Definitions Standard [consistent with the National Planning Standards].	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2273.6	Aaron Grey	Ensure terms 'building' and 'building coverage' are defined in accordance with the Definitions List in 14 of the National Planning Standards.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2273.7	Aaron Grey	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	2273.8	Aaron Grey	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	2273.9	Aaron Grey	Delete all provisions that duplicate (and, in some cases, also cross reference) existing provisions with the Overlay or Auckland-wide chapters.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	2273.10	Aaron Grey	Relocate all new rules related to Significant Ecological Areas to Section D9.	Qualifying Matters A-I	SEAs (D9)
FS80	Elizabeth Westbrooke	Oppose	2273.11	Aaron Grey	Insert a new overlay section for Infrastructure Constraints [refer to appendix 3 for example of this overlay, page 105-109 of the submission]	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS80	Elizabeth Westbrooke	Oppose	2273.12	Aaron Grey	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS80	Elizabeth Westbrooke	Oppose	2273.13	Aaron Grey	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2273.14	Aaron Grey	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Walkable Catchments	WC General

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FS80	Elizabeth Westbrooke	Oppose	2273.15	Aaron Grey	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2273.16	Aaron Grey	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2273.17	Aaron Grey	Avoid using zones to restrict development to the extent necessary to accommodate qualifying matters, relying instead on Overlay, Auckland-wide or Precinct provisions to do so.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS80	Elizabeth Westbrooke	Oppose	2273.18	Aaron Grey	Retain proposed walkable catchments so are not removed or reduced (but could be increased).	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	2273.19	Aaron Grey	Account for roads and paths required by precinct plans for walkable catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.20	Aaron Grey	Amend proposed walkable catchments to include those parts of large sites within 800m that are expected to be subdivided further.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.21	Aaron Grey	Add walkable catchments within 800m of all bus stops serving routes that qualify as rapid transits stops (refer to full submission) and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zoned land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.22	Aaron Grey	Add walkable catchments within 800m of the existing Onehunga and Te Papapa train stations and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.23	Aaron Grey	Add walkable catchments within 800m of the proposed Ngākōroa train station and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Future stops
FS80	Elizabeth Westbrooke	Oppose	2273.24	Aaron Grey	Add walkable catchments within 800m of the proposed Eastern Busway stations at Pakuranga Town Centre, Edgewater Drive, Gossamer Drive, Burswood and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.25	Aaron Grey	Add walkable catchments within 800m of the proposed North-Western Busway stations at Te Atatu Road, Lincoln Road and Westgate, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.26	Aaron Grey	Add walkable catchments within 800m of the proposed Airport to Botany Busway stations at Carruth Road, Manukau, Diorella Drive, Dawson Road, Ormiston Road, Accent Drive, Smales Road and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.27	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal
FS80	Elizabeth Westbrooke	Oppose	2273.28	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)

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FS80	Elizabeth Westbrooke	Oppose	2273.29	Aaron Grey	Ensure Policy 3(d) intensification areas are subject to a maximum height limit that is not less than the height limit of the adjacent Local Centre zone and Town Centre zone, applying Height Variation Control is necessary.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS80	Elizabeth Westbrooke	Oppose	2273.30	Aaron Grey	Avoid applying zoning determined by whether qualifying matters apply to the site, in order to avoid zoning boundaries that are not defensible.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.31	Aaron Grey	Amend edge of walkable catchments and Policy 3(d) intensification areas to redraw to ensure that zoning boundaries are defensible. [Refer to full submission for further details].	Walkable Catchments	WC General - Methodology
FS80	Elizabeth Westbrooke	Oppose	2273.32	Aaron Grey	Rezone all land subject to a residential zone that has been vested in Council as reserve or acquired by Council for use as a park be, to Open Space - Informal Recreation Zone.	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.33	Aaron Grey	Amend Tables A1.4.8.1 and A1.4..8.2 as necessary to ensure consistency with other relief granted in response to decisions requested in the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2273.34	Aaron Grey	Delete Section A1.8.2.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2273.35	Aaron Grey	Retain section C1.6A as proposed.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS80	Elizabeth Westbrooke	Oppose	2273.36	Aaron Grey	Insert into Section G2 a list of walkable catchment areas.	Walkable Catchments	WC General
FS80	Elizabeth Westbrooke	Oppose	2273.37	Aaron Grey	Amend the definitions of "building and "building coverage" to refer to the definitions in the National Planning Standards in relation to the construction and use of residential dwellings.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2273.38	Aaron Grey	Amend the definition of "landscaped area" to remove reference to "pervious" in relation to paths. [Refer to full submission for proposed wording].	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2273.39	Aaron Grey	Delete the phrase "although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain" in the advice note beneath the definition of "floodplain".	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2273.40	Aaron Grey	Delete "Note: Auckland Council may prepare a future plan change that apples to coastal erosion hazard areas" below the definition of coastal erosion hazard area.	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2273.41	Aaron Grey	Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.42	Aaron Grey	Delete viewshaft E10 from Schedule 9 and the AUP maps.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2273.43	Aaron Grey	Delete any other viewshafts that unduly restrict development capacity anticipated by Policy 3 of the NPS-UD.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS80	Elizabeth Westbrooke	Oppose	2273.44	Aaron Grey	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS80	Elizabeth Westbrooke	Oppose	2273.45	Aaron Grey	Amend D24.4.3(A37) and D24.4.3(A38) so refer to dwellings that comply with and do not comply with Standard D24.6.3, deleting the minimum density requirements.	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	2273.46	Aaron Grey	Delete "restrictions on the numbers of people to be accommodated through zoning and density mechanisms and" from Policy D24.3(3)(a).	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	2273.47	Aaron Grey	Make consequential changes to the Flat Bush Precinct to remove all density requirements based on the Auckland Airport moderate aircraft noise area.	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	2273.48	Aaron Grey	Delete the Auckland International Airport Aircraft Noise Notification Area from the mapped extent of the Aircraft Noise Overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS80	Elizabeth Westbrooke	Oppose	2273.49	Aaron Grey	Insert text into Section E12.5 in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.50	Aaron Grey	Insert text into E27.5(1) in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS80	Elizabeth Westbrooke	Oppose	2273.51	Aaron Grey	Amend text as "in some cases has applied the Residential - Low Density Residential Zone to this land" is not inserted in Section E36.1.	Qualifying Matters A-I	Significant Natural Hazards
FS80	Elizabeth Westbrooke	Oppose	2273.52	Aaron Grey	Delete these provisions (Objective E38.2(10)(e), Policies E38.3(31) and E38.3(32), Rules E38.4.2(A29A) to E38.4.2(A29D), Standards E38.8.2.7 to E38.8.2.9, Matters of discretion E38.12.1(10) and E38.12.1(11), Assessment criteria E38.12.2(10) and E38.12.2(11)) from E38 and instead insert an Infrastructure Constraints Overlay section that includes these provisions. [Refer to the example overlay in Appendix 3, page 105 - 109 of the full submission].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.53	Aaron Grey	Replace insert "(except for subdivision around MDRS compliant development", insert "(unless Policy E38.3(6) applies)" in Policy E38.3(13).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.54	Aaron Grey	Delete Policy E38.3(35).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.55	Aaron Grey	Split Table E38.4.1 into two tables [to clarify ambiguity to rules related to qualifying matters not being given regard to when necessary]. First table including activities (A1) to (A6), (A12), and, the second table including activities (A7), (A8), (A9), (A10), (A11) and (A13). [Refer to the submission (page 37) for further details].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.56	Aaron Grey	Amend Table E38.2 to delete (A13A) to (A13G) from Table E38.4.2, including Note 1. Delete Standards E38.8.2 and E38.8.2.2 and make the changes to Table E38.4.2, Standards E38.8.1A.1 and E38.8.1A.2 as detailed in Appendix 4 [page 110 of submission]. If they are to be retained, relocate activities (A13A) to (A13G) to a new Activity Table.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.57	Aaron Grey	Delete subclauses (2A) and (2B) on the basis that all relevant activities will be covered by clause (1) in E38.5.	Subdivision	Urban Subdivision

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FS80	Elizabeth Westbrooke	Oppose	2273.58	Aaron Grey	Insert clause in Standard E38.2.6 to enable development beyond the extent necessary to accommodate qualifying matters, If the Special Character Overlay is to be retained. [Refer to proposed wording in the full submission (page 39)].	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.59	Aaron Grey	Amend the size requirements under Tables E38.2.3.1 and E38.8.3.1.1 to match the size requirements in the MHU zone, if the Low Density Zone is to be retained.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.60	Aaron Grey	Amend the size requirements for the THAB zone under Tables E38.8.2.3.1 and E38.8.3.1.1 to match the size requirements in the Mixed Housing Urban Zone.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.61	Aaron Grey	Delete Standards E38.8.2.7 and E38.8.2.8 and insert special information requirements for each of these activities to achieve the requirements of subclause (1). Relocate these provisions into a new Infrastructure Constraints Overlay section.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.62	Aaron Grey	Delete subclauses (2)(a) and (2)(b) or replace these with: “the effect of the design and layout of the proposed sites created” to be consistent with E38.12.1(6). Consequential changes to E38.11.2(2) would be required.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.63	Aaron Grey	Delete assessment criterion E38.11.2(2)(c)(iii). Alternatively, insert “… as a result of the proposed subdivision boundaries” to the end of assessment criterion E38.11.2(2)(c)(iii).	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.64	Aaron Grey	Insert “If the site is an area subject to the Infrastructure – Combined Water and/or Wastewater Constraints Control…" as necessary or split out E38.12.1(11) and E38.12.2(11) to cover Infrastructure - Combined Wastewater Network Control and the Infrastructure - Water and/or Wastewater Constraints Control separately.	Subdivision	Urban Subdivision
FS80	Elizabeth Westbrooke	Oppose	2273.65	Aaron Grey	Amend sections H3.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording	Single House Zone provisions	H3 Single House Zone Provisions
FS80	Elizabeth Westbrooke	Oppose	2273.66	Aaron Grey	Amend sections H4.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording].	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS80	Elizabeth Westbrooke	Oppose	2273.67	Aaron Grey	Amend Objective HA.2(3) and Policy H3A.3(6) by replacing “Community activities” with “Non-residential activities", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.68	Aaron Grey	Amend Objective H3A.2(4) and Policy H3A.3(7) to restrict development further to that which is provided for under sections 77I and 77O of the RMA, if the LDR Zone is not deleted. Refer to the full submission for proposed wording.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.69	Aaron Grey	Amend Standard H3A.6.7 and Figure H3A.6.7 by replacing "8m with "11m", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.70	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H3A.4.1.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.71	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H5.4.1.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.72	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H6.4.1	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.73	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H3A.4.1, for discretionary and non-complying activities ((A4), (A5), (A6), (A7), (A9), (A31), (A33)).	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.74	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H5.4.1, for discretionary and non-complying activities [H5.4.1(2B)].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.75	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H6.4.1, for discretionary and non-complying activities [H6.4.1(2B)].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.76	Aaron Grey	Amend Standard H3A.6.8(1) to replace application of HIRB from "all" to "side and rear" boundaries.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.77	Aaron Grey	Delete "(excluding corner sites)" from Table [H]3A.6.9.1.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.78	Aaron Grey	Amend Standard H3A.6.9(3) to delete reference to H3A.6.9(2).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.79	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H3A.6.12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.80	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H5.6.11	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.81	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.82	Aaron Grey	Delete rule H3A.4.1(A3) (with consequential changes to rule H3A.4.1(A2) to make two or three dwellings per site a permitted activity), delete matter of discretion H3A.8.1(3) and assessment criteria H3A.8.2(9), if the LDR Zone is not deleted. Alternatively, delete matter of discretion H3A.8.1(3)(a) and delete assessment criteria H3A.8.2(9)(a), H3A.8.2(9)(b), H3A.8.2(9)(c), H3A.8.2(9)(d) and H3A.8.2(9)(e) (retaining matter of discretion H3A.8.1(3)(b) and assessment criterion H3A.8.2(9)(f).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.83	Aaron Grey	Delete the assessment criteria in sections H3A.8.2(9)(a), H5.8.2(2)(a), H5.8.2(3)(a), H6.8.2(2)(a) and H6.8.2(3)(a).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.84	Aaron Grey	Delete Policy H5.3(6A)(i).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.85	Aaron Grey	Delete Policies H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.86	Aaron Grey	Delete Policies H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.87	Aaron Grey	Delete matters of discretion in sections H5.8.1(1)(c), H5.8.1(2)(d), H5.8.1(3)(d), and the assessment criteria in sections H5.8.2(1) (f), H5.8.2(2)(i), H5.8.2(3)(l)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.88	Aaron Grey	Delete sections H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and the assessment criteria in sections H6.8.2(1)(f)(i), H[6].8.2(2)(m)(i) and H[6].8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.89	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.90	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.91	Aaron Grey	Delete Standards H5.6.19, H5.6.20 and H5.6.21 from the list of standards to be complied with for activity H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.92	Aaron Grey	Delete Standards H6.6.20, H6.6.21 and H6.6.22 from the list of standards to be complied with for activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.93	Aaron Grey	Replace the text in this column for activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A32) H5.4.1(A32A) with "the same standards as applies to the land use activity that building is designed to accommodate" and replace the text in this column for activities H5.4.1(A31), H5.4.1(A31A), with "the same standards as applies to the land use activity that building is accessory to", if the 'Standards to be complied with' columns is not deleted. Consequentially, activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) could be deleted and no changes need be made to activities H5.4.1(A31), H5.4.1(A32).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.94	Aaron Grey	Replace the text in this column for activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A33) and H6.4.1(A33A) with "the same standards as applies to the land use activity that building is designed to accommodate" and replace the text in this column for activities H6.4.1(A32) and H6.4.1(A32A) with "the same standards as applies to the land use activity that building is accessory to", if the 'Standards to be complied with' columns is not deleted. Consequentially, activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) could be deleted and no changes need be made to activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.95	Aaron Grey	Replace "development of up to three dwellings" with "up to three dwellings per site" and "development of four or more dwellings" with "four or more dwellings per site" (unless this conflicts with the relief sought below), if activities H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.96	Aaron Grey	Replace "development of up to three dwellings" with "up to three dwellings per site" and "development of four or more dwellings" with "four or more dwellings per site" (unless this conflicts with the relief sought below), if activities H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) are retained,	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.97	Aaron Grey	Replace "development of four or more dwellings" with "all other development", if activities H5.4.1(A30A), H5.4.1(A31A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.98	Aaron Grey	Replace "development of four or more dwellings" with "all other development", if activities H6.4.1(A31A) and H6.4.1(A32A) are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.99	Aaron Grey	Delete H5.5(5) and H6.5(5) and retain H5.5(1)(b), ensuring that H5.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.100	Aaron Grey	Ensure that H6.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.101	Aaron Grey	Delete Standard H5.6.3A.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.102	Aaron Grey	Delete Standard H6.6.4A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.103	Aaron Grey	Retain Standard H5.6.5(2)(b). If the LDR Zone is not deleted (see above), then insert a provision equivalent to Standard H5.6.5(2)(b) in Standard H3A.6.8.1.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.104	Aaron Grey	Retain H6.6.6(2)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.105	Aaron Grey	Split Standards H5.6.8 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.106	Aaron Grey	Split Standards H6.6.9 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.107	Aaron Grey	Split Standards H5.6.11, H5.6.12, H5.6.14 H5.6.18 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.108	Aaron Grey	Split Standards H6.6.6, H6.6.12, H6.6.13, H6.6.15 and H6.6.19 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.109	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H5.6.11(5).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.110	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H6.6.12(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.111	Aaron Grey	Amend Standard H5.6.12 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.112	Aaron Grey	Amend Standard H6.6.13 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.113	Aaron Grey	Insert definitions for "at ground level" and "above ground floor level". [Refer to full submission (page 52) for proposed wording].	Plan making and procedural	Definitions
FS80	Elizabeth Westbrooke	Oppose	2273.114	Aaron Grey	Delete Standards H5.6.14(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.115	Aaron Grey	Delete Standards H6.6.15(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.116	Aaron Grey	Amend Standard H5.6.18 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.117	Aaron Grey	Amend Standard H6.6.19 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.118	Aaron Grey	Amend Standard H5.6.19 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.119	Aaron Grey	Amend Standard H6.6.20 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.120	Aaron Grey	Amend Standard H5.6.20 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.121	Aaron Grey	Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.122	Aaron Grey	Amend Standard H5.6.21 for measurability. [Refer to full submission (page 55 and 56) for details of proposed plan text].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.123	Aaron Grey	Amend Standard H6.6.22 for measurability. [Refer to full submission (page 55 and 56) for proposed wording].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.124	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.125	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.126	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H5.8.1(2)(i)A.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.127	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H6.8.1(2)(i)A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.128	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(ib).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.129	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(ib).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.130	Aaron Grey	Replace matters of discretion in section H5.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.131	Aaron Grey	Replace matters of discretion in section H6.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.132	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.133	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.134	Aaron Grey	Delete the assessment criteria in section H5.8.1(3)(a)(i)C.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.135	Aaron Grey	Delete the assessment criteria in section H6.8.1(3)(a)(i)C..	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.136	Aaron Grey	Delete the assessment criteria in section H5.8.2(2)(ac).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.137	Aaron Grey	Delete the assessment criteria in section H6.8.2(2)(ac).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.138	Aaron Grey	Replace Policies H6.3(A1), H6.3(1) and H6.3(2)(a) with suggested revised policy. [wording detailed in the full submission, refer to page 58 and 59].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.139	Aaron Grey	Replace "Dwellings (up to three)" with "Up to three dwellings per site" for H6.4.1(A3). Replace "Dwellings (four or more)" with "Four or more dwellings per site" for H6.4.1(A4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.140	Aaron Grey	Insert "… side and rear boundaries…" at Standard H6.6.6(1B)- (1C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.141	Aaron Grey	Amend Standard H8.6.2 and/or Map H8.11.3 to remove the general height limit of 72.5 m.	Business Zones provisions	City Centre Zone - height provisions
FS80	Elizabeth Westbrooke	Oppose	2273.142	Aaron Grey	Delete Standard H10.6.1(1A).	Business Zones provisions	Town Centre Zone - provisions
FS80	Elizabeth Westbrooke	Oppose	2273.143	Aaron Grey	Amend Standard H16.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Heavy Industry Zone
FS80	Elizabeth Westbrooke	Oppose	2273.144	Aaron Grey	Amend Standard H17.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Light Industry Zone
FS80	Elizabeth Westbrooke	Oppose	2273.145	Aaron Grey	Amend Standard H22.6.4 to insert an additional provision that specifies Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone
FS80	Elizabeth Westbrooke	Oppose	2273.146	Aaron Grey	Delete “the Future Urban zone” from the inserted text in Table H30.6.1.1	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS80	Elizabeth Westbrooke	Oppose	2273.147	Aaron Grey	Delete following Precinct text 'The rules in Activity Table [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. The standards in [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying [X] Zone and for the construction and use of up to 3 dwellings per site.' from all precincts and consequential amendments are made to standards as necessary to ensure that MDRS development is only restricted when a qualifying matter qualifies.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS80	Elizabeth Westbrooke	Oppose	2273.148	Aaron Grey	Delete Flat Bush Precinct from the urban zones to the greatest extent possible so that greater reliance is given to the underlying zone and Auckland-wide provisions (giving regard to the potential changes attached as appendix 5), or alternatively amend as set out on page 63 of the submission including but not limited to deleting I412.4.1(A14), amend I412.4.1(A20) to only refer to subdivision, delete the minimum and average lot sizes for Sub-precincts A, D, E, F and H from Table I412.6.2.1.1 and delete the minimum site dimensions for Sub-precincts A, B, D, E, F and H from Table I412.6.2.2.1.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.149	Aaron Grey	Delete the "zone and precinct standards to be complied with" column, given that the underlying zone provisions are now heavily relied on.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.150	Aaron Grey	Delete activities (A7) and (A9) (“four or more dwellings” and “integrated residential development”) and associated provisions given that full reliance can now be made on the underlying zone provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.151	Aaron Grey	Delete Standard I449.6.2.2, given that these requirements are now no different from the Auckland-wide standards.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.152	Aaron Grey	Delete Standard I433.6.2(1).	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.153	Aaron Grey	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 consistent with the memo attached in Appendix 7 [page 168-170 of submission].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct

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FS80	Elizabeth Westbrooke	Oppose	2273.154	Aaron Grey	Delete Millwater South Precinct to the greatest extent possible, particularly in relation to provisions that are proposed to be retained due to a local character and local amenity qualifying matter.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.155	Aaron Grey	Relocate Objective H3A.2(6) (if retained) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.156	Aaron Grey	Relocate Objective H3A.2(7) to Section D21	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.157	Aaron Grey	Relocate Objective H3A2(8) to Section D9, D10, D11 and D17.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.158	Aaron Grey	Relocate Objective H3A.2(9) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.159	Aaron Grey	Relocate Objective H3A.2(11) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.160	Aaron Grey	Relocate Policy H3A.3(8) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.161	Aaron Grey	Relocate Policy H3A.3(9) to Section D9, D10 and D11.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.162	Aaron Grey	Relocate Policy H3A.3(10) to Section D21.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS80	Elizabeth Westbrooke	Oppose	2273.163	Aaron Grey	Relocate Policy H3A.3(13) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.164	Aaron Grey	Relocate Policy H3A.3(14) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.165	Aaron Grey	Relocate Policy H3A.3(15) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.166	Aaron Grey	Relocate Policy H3A.3(16) to Section D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.167	Aaron Grey	Relocate Policy H3A.3(17) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.168	Aaron Grey	Relocate Activity H3A.4.1(A4) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.169	Aaron Grey	Relocate Activity H3A.4.1(A5) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.170	Aaron Grey	Relocate Activity H3A.4.1(A6) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.171	Aaron Grey	Relocate Activity H3A.4.1(A7) to Section D12.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS80	Elizabeth Westbrooke	Oppose	2273.172	Aaron Grey	Relocate Activity H3A.4.1(A8) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.173	Aaron Grey	Relocate Activity H3A.4.1(A9) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.174	Aaron Grey	Relocate Activity H3A.4.1(A10) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.175	Aaron Grey	Relocate Activity H3A.4.1(A20) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.176	Aaron Grey	Relocate Activity H3A.4.1(A31) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.177	Aaron Grey	Relocate Activity H3A.4.1(A32) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.178	Aaron Grey	Relocate Activity H3A.4.1(A33) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.179	Aaron Grey	Relocate Activity H3A.4.1(A34) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.180	Aaron Grey	Relocate Activity H3A.4.1(A35) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.181	Aaron Grey	Relocate Activity H3A.4.1(A36) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.182	Aaron Grey	Relocate Activity H3A.4.1(A37) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.183	Aaron Grey	Relocate Activity H3A.4.1(A38) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.184	Aaron Grey	Relocate Standard H3A.6.4 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.185	Aaron Grey	Relocate Standard H3A.6.5 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.186	Aaron Grey	Relocate Standard H3A.6.8.1(2) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.187	Aaron Grey	Relocate Standard H3A.6.6 to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.188	Aaron Grey	Relocate Standard H3A.6.7(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.189	Aaron Grey	Relocate Standard H3A.6.8(2) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.190	Aaron Grey	Relocate Standard H3A.6.10(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.191	Aaron Grey	Relocate Standard H3A.6.11(2) to (4), to Section D9.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.192	Aaron Grey	Relocate Standard H3A.6.12(3) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.193	Aaron Grey	Relocate Standard H3A.7.2(1) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.194	Aaron Grey	Relocate Standard H3A.7.2(2) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.195	Aaron Grey	Relocate Standard H3A.8.1(4) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.196	Aaron Grey	Relocate Standard H3A.8.1(5) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.197	Aaron Grey	Relocate Standard H3A.8.2(4)(i)-(k) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.198	Aaron Grey	Relocate Standard H3A.8.2(10) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.199	Aaron Grey	Relocate Standard H3A.8.2(11) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS80	Elizabeth Westbrooke	Oppose	2273.200	Aaron Grey	Relocate Objective H5.2(10) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.201	Aaron Grey	Relocate Policy H5.3(13) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.202	Aaron Grey	Relocate Policy H5.3(15) to Section D9.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.203	Aaron Grey	Relocate Policy H5.3(16) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.204	Aaron Grey	Relocate Policy H5.3(17) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.205	Aaron Grey	Relocate Activity H5.4.1(A2A) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.206	Aaron Grey	Relocate Activity H5.4.1(A2B) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.207	Aaron Grey	Relocate Activity H5.4.1(14A) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.208	Aaron Grey	Relocate Activity H5.4.1(14B) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.209	Aaron Grey	Relocate Activity H5.4.1(14C) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.210	Aaron Grey	Relocate Activity H5.4.1(32A) to [Section D9]	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.211	Aaron Grey	Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.212	Aaron Grey	Relocate Standard H5.6.3C to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.213	Aaron Grey	Relocate Standard H5.6.5(2) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.214	Aaron Grey	Relocate Standard H5.6.10(2) to Section D9.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.215	Aaron Grey	Relocate H5.7.1(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.216	Aaron Grey	Relocate H5.7.2(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.217	Aaron Grey	Relocate H5.8.1(6) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.218	Aaron Grey	Relocate H5.8.1(7) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.219	Aaron Grey	Relocate H5.8.2(4)(f) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.220	Aaron Grey	Relocate H5.8.2(22) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.221	Aaron Grey	Relocate H5.8.2(21) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS80	Elizabeth Westbrooke	Oppose	2273.222	Aaron Grey	Relocate ObjectiveH6.2(9) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.223	Aaron Grey	Relocate Policy H6.3(13) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.224	Aaron Grey	Relocate Policy H6.3(15) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.225	Aaron Grey	Relocate Activity H6.4.1(A2A) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.226	Aaron Grey	Relocate Activity H6.4.1(A2B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.227	Aaron Grey	Relocate Activity H6.4.1(3B) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.228	Aaron Grey	Relocate Activity H6.4.1(3C) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.229	Aaron Grey	Relocate Activity H6.4.1(33B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.230	Aaron Grey	Relocate Standard H6.6.4B to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.231	Aaron Grey	Relocate Standard H6.6.4C to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.232	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.233	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.234	Aaron Grey	Relocate H6.7.2(1) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.235	Aaron Grey	Relocate H6.8.1(6) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.236	Aaron Grey	Relocate H6.8.1(7) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.237	Aaron Grey	Relocate H6.8.2(22) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.238	Aaron Grey	Relocate H6.8.2(21) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS80	Elizabeth Westbrooke	Oppose	2273.239	Aaron Grey	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.240	Aaron Grey	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.241	Aaron Grey	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.242	Aaron Grey	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.243	Aaron Grey	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.244	Aaron Grey	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.245	Aaron Grey	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.246	Aaron Grey	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.247	Aaron Grey	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.248	Aaron Grey	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.249	Aaron Grey	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.250	Aaron Grey	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS80	Elizabeth Westbrooke	Oppose	2273.25 1	Aaron Grey	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 2	Aaron Grey	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 3	Aaron Grey	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 4	Aaron Grey	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 5	Aaron Grey	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 6	Aaron Grey	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 7	Aaron Grey	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 8	Aaron Grey	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.25 9	Aaron Grey	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 0	Aaron Grey	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 1	Aaron Grey	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 2	Aaron Grey	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 3	Aaron Grey	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 4	Aaron Grey	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 5	Aaron Grey	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS80	Elizabeth Westbrooke	Oppose	2273.26 6	Aaron Grey	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 7	Aaron Grey	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 8	Aaron Grey	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.26 9	Aaron Grey	Delete I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.27 0	Aaron Grey	Delete I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.27 1	Aaron Grey	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.27 2	Aaron Grey	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.27 3	Aaron Grey	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS80	Elizabeth Westbrooke	Oppose	2273.27 4	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.27 5	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.27 6	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.27 7	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Special Housing Area precincts and within the urban environment that is adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business – Local Centre or Business – Town Centre.	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	2273.27 8	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Special Housing Area precincts and within the urban environment currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	SHA Precincts
FS80	Elizabeth Westbrooke	Oppose	2273.27 9	Aaron Grey	Delete any provisions of the Special Housing Area precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	SHA Precincts

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FS80	Elizabeth Westbrooke	Oppose	2273.280	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land that is adjacent (within 400 m, subject to the position of defensible boundaries) to land at Kumeu and Huapai currently zoned Business – Town Centre.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.281	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Kumeu- Huapai currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.282	Aaron Grey	Delete any provisions of the Huapai Triangle and Huapai 1 precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.283	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all land within Maraetai currently zoned Residential – Single House.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.284	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS80	Elizabeth Westbrooke	Oppose	2273.285	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS80	Elizabeth Westbrooke	Oppose	2273.286	Aaron Grey	Amend text of 1449.1 as follows: 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS81	Mark Grenville Gascoigne	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre
FS81	Mark Grenville Gascoigne	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS81	Mark Grenville Gascoigne	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS81	Mark Grenville Gascoigne	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS81	Mark Grenville Gascoigne	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS81	Mark Grenville Gascoigne	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS81	Mark Grenville Gascoigne	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS81	Mark Grenville Gascoigne	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS81	Mark Grenville Gascoigne	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis
FS81	Mark Grenville Gascoigne	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS81	Mark Grenville Gascoigne	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS81	Mark Grenville Gascoigne	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS81	Mark Grenville Gascoigne	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre
FS81	Mark Grenville Gascoigne	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS81	Mark Grenville Gascoigne	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS81	Mark Grenville Gascoigne	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriaten ess of QM (Special Character)
FS81	Mark Grenville Gascoigne	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS81	Mark Grenville Gascoigne	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/are a to SCAB
FS81	Mark Grenville Gascoigne	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriaten ess of QM (Infrastructur e)
FS81	Mark Grenville Gascoigne	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS81	Mark Grenville Gascoigne	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS81	Mark Grenville Gascoigne	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS81	Mark Grenville Gascoigne	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS81	Mark Grenville Gascoigne	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS81	Mark Grenville Gascoigne	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS81	Mark Grenville Gascoigne	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS81	Mark Grenville Gascoigne	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS81	Mark Grenville Gascoigne	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS81	Mark Grenville Gascoigne	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS81	Mark Grenville Gascoigne	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Support	2193.1	St Mary's Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS81	Mark Grenville Gascoigne	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional

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FS81	Mark Grenville Gascoigne	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS81	Mark Grenville Gascoigne	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS81	Mark Grenville Gascoigne	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	351.1	iSolutions	Approve the overall intent of the plan change to enable higher density residential development across Auckland.	Plan making and Procedural	General
FS81	Mark Grenville Gascoigne	Oppose	351.2	iSolutions	Approve the Mixed Housing Urban zone in the majority of suburbs and the THAB zone around business hubs and transport nodes.	Plan making and Procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	351.3	iSolutions	Reject the restriction of higher density development due to lack of infrastructure. Review and apply an evidence-based forecast of the infrastructure demand as a result of the intensification, in the short, medium and long term; based on which infrastructure provisions should be planned and delivered.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	351.4	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sturges Road. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sturges Rd
FS81	Mark Grenville Gascoigne	Oppose	351.5	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Henderson. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Henderson
FS81	Mark Grenville Gascoigne	Oppose	351.6	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Ranui. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Rānui
FS81	Mark Grenville Gascoigne	Oppose	351.7	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Glen Eden. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Glen Eden
FS81	Mark Grenville Gascoigne	Oppose	351.8	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sunnyvale. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sunnyvale
FS81	Mark Grenville Gascoigne	Oppose	351.9	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	351.10	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS81	Mark Grenville Gascoigne	Oppose	351.11	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS81	Mark Grenville Gascoigne	Oppose	351.12	iSolutions	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	351.13	iSolutions	Reject excluding MDRS in the case of four or more dwellings in the Mixed Housing Urban and THAB zones. Apply the MDRS standard regardless of the number of dwellings i.e. also in the case of four or more dwellings.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	351.14	iSolutions	Reject in its entirety the Deep soil area and canopy tree standard.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	636.1	Glenbrook Beach Residents and Ratepayers Association	Approve the plan change without any amendments. Particularly the exclusion of small settlements of less than 5000 people from MDRS and THAB zoning.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	665.1	Bosnyak Investment Limited	Approve the proposed zoning of Low Density Residential Zone at 14 Bella Vista Road and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	665.2	Bosnyak Investment Limited	Retain the proposed Special Character Areas Residential overlay at 14 Bella Vista Road and surrounding residential area, Herne Bay and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay (identified as Herne Bay West Special Character Area).	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS81	Mark Grenville Gascoigne	Oppose	665.3	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zoning as notified on 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street,10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	665.4	Bosnyak Investment Limited	Support the removal of the Special Character Overlay - Residential as notified from 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street, 10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Qualifying Matters Special Character	Special Character Residential - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	665.5	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay as notified, and retain the intensified development standards.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	665.6	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay, and retain the intensified development standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	703.1	Rutherford Rede Limited	Retain Objective H13.2(10) and Policy H13.3(12A) as notified.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	703.2	Rutherford Rede Limited	Approve the City Centre walkable catchment includes the Business Mixed Use zoned sites on the north side of College Hill, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Oppose	703.3	Rutherford Rede Limited	Approve the 21m height standard applicable to the City Centre walkable catchment.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS81	Mark Grenville Gascoigne	Oppose	703.4	Rutherford Rede Limited	Approve the height in relation to boundary standards within the Business Mixed Use zone applicable to the walkable catchment, as notified.	Business Zones provisions	Mixed Use Zone

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FS81	Mark Grenville Gascoigne	Oppose	703.5	Rutherford Rede Limited	Remove the Height Variation Control from the Business Mixed Use zone sites on the northern side of College Hill, Ponsonby including 107-109 College Hill, 101 College Hill, 99 College Hill, 95 College Hill, 93 College Hill, 91 College Hill, 89 College Hill, 87 College Hill, 83-85 College Hill, Ponsonby.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS81	Mark Grenville Gascoigne	Oppose	812.1	Iain McManus	Amend H10.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.2	Iain McManus	Amend H11.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.3	Iain McManus	Amend H12.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.4	Iain McManus	Amend H13.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	812.5	Iain McManus	Amend the definition of deep soil area to allow open slatted decking and pergolas within a deep soil area or a portion of a deep soil area so that landowners can have part of an outdoor living space within a deep soil area.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	812.6	Iain McManus	Review Council's application of Section 77G(6) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	812.7	Iain McManus	Review Councils application of Section 77I of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	812.8	Iain McManus	Review Councils application of Section 80E(1)(b)(iii) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	812.9	Iain McManus	Reject Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under section 77I of the RMA and clause 3.32 of the NPS-UD.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	812.10	Iain McManus	Reject application of Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under sections 32, 77J and 77L of the RMA.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

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FS81	Mark Grenville Gascoigne	Oppose	812.11	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be rezoned for greater intensification.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	812.12	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be zoned THAB.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	812.13	Iain McManus	Apply separate controls for water constraints and wastewater constraints if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	812.14	Iain McManus	Apply matters of discretion criteria that only require assessment of the network/ constraint that caused the control to be applied if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	812.15	Iain McManus	Delete objective H3A.2(4) in its entirety. Objective H3A.2(1) covers similar ground in a more appropriate way.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.16	Iain McManus	Amend to explicitly link each objective in H3A.2(5) to (11) to the relevant qualifying matter to provide more certainty for applicants and council planners when assessing applications.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.17	Iain McManus	Delete objective H3A.2(13); or amend this objective to remove the conflict with the zone description, objective (1) and standard H3A.6.7 Building height; or amend the zone description, objective (1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.18	Iain McManus	Delete objective H3A.2(7) in its entirety as it adds nothing to its related objective H3A.2(4).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.19	Iain McManus	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wahi tapu, and other taonga.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS81	Mark Grenville Gascoigne	Oppose	812.20	Iain McManus	Delete objective H3A.3(18); or amend this objective to remove the conflict with the zone description, objective H3A.2(1) and standard H3A.6.7 Building height; or amend the zone description, objective H3A.2(1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.21	Iain McManus	Delete rule H3A.5(4) in its entirety as it conflicts with H3A.5(3).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.22	Iain McManus	Amend the riparian yard requirement in Table H3A.6.9.2 as follows: - 10m from the edge of all other permanent and intermittent streams. Use of word is unclear.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.23	Iain McManus	Add a new standard - H3A.6.18 Residential waste management containing the same residential waste management standards as proposed for the MHU and THAB zones, minus the requirement for paved surfaces along the bin transport route (see the submitter's submissions on the MHU and THAB zones for the reason for that deletion).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	812.24	Iain McManus	Delete Policy H5.3(14) as it is unclear how it is to be applied.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.25	Iain McManus	Delete policy H5.5(6) as there is no sound resource management basis for the approach to notification required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.26	Iain McManus	Apply the MDRS in standard H5.6.11(3) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.27	Iain McManus	Apply the MDRS in standard H5.6.12(A1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.28	Iain McManus	Delete standard H5.6.12(9)(d) as the alignment of all outlook spaces for a unit the principal private outdoor living space is difficult for most developments. Replace with a new standard H5.6.12(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.29	Iain McManus	Apply the MDRS in standard H5.6.14(A1) and (B1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.30	Iain McManus	Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	812.31	Iain McManus	Amend H5.6.19 (if not deleted) as follows: (1) Any sites greater than 200m2 must provide a deep soil area that must comply with the following: (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m 2m dimensions; (b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that: (i) each deep soil area is a minimum of 60m2 with 3m 2m dimensions; and (ii) the combined total deep soil area is a minimum 10 per cent of the site area; (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.32	Iain McManus	Amend standard H5.6.20(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.33	Iain McManus	Amend standard H5.6.21(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpavedsurfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.34	Iain McManus	Approve standards H5.6.21(2), (4) and (5) as proposed.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.35	Iain McManus	Amend H5.8.1(1)(b)(i) as proposed in the plan change.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.36	Iain McManus	Amend H5.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, form and appearance: (i) whether the intensity and scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	812.37	Iain McManus	Relocate Table H5.9(3) to standard H5.6.19 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	812.38	Iain McManus	Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines): (7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained. (7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.39	Iain McManus	Approve rule D18.4(3) as proposed.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.40	Iain McManus	Amend activity D18.4(A1) to delete the standards listed in the “Standards to be complied with” column.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.41	Iain McManus	Amend standard D18.6.1A.2(3) as follows: (3) Where the minor dwelling is proposed as a standalone building on a front site, it must be sited to the rear of the existing principal dwelling.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.42	Iain McManus	Amend standard D18.6.1.2(1) as follows: (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45 60 degree recession plane measured from a point 3m 4m above the ground level along any boundary of the site.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.43	Iain McManus	Amend Figure D18.6.1.3.1 to illustrate the freedom provided by standard D18.6.1.3(2), namely to show one of the rear sites with 3m yards to the long boundaries and 1.2m yards to the short boundaries (or some other arrangement that is different to the arrangement shown for the other rear site).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.44	Iain McManus	Amend Table D18.6.1.4.1 as follows: to contain only two qualifiers - Site area of up to 200m2 = 55 percent Building coverage of net site area Site area greater than 200m2 = 50 percent building coverage of net site area	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.45	Iain McManus	Add consequential amendments to Table D18.6.1.5.1 to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.46	Iain McManus	Add consequential amendments to Table D18.6.1.6.1. to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.47	Iain McManus	Review the need to retain D18.8.1.1(B1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	812.48	Iain McManus	Review the need to retain D18.8.1.1(AB1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS81	Mark Grenville Gascoigne	Oppose	812.49	Iain McManus	Amend policy H6.3(A4)(c) with the following revised wording (or words to similar effect): (c) limiting visual dominance effects on adjoining sites, to the extent practicable given the height permitted in the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.50	Iain McManus	Amend policy H6.3(A4)(f) as follows: (f) minimising limiting the maximum impervious area on a site in order to….	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.51	Iain McManus	Delete policy H6.3(14) in its entirety. It is unclear how the policy will be applied.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.52	Iain McManus	Delete activities H6.4(A3B) and H6.4(A3C) and all related provisions. These appear to be a 'cut and paste' error. And it is not good planning practice to zone for intensification and then prevent this due to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.53	Iain McManus	Delete rule H6.5(6) in its entirety. There is no sound resource management basis for the approach to notification under this clause.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.54	Iain McManus	Amend and replace standard H6.6.5(1)(a) with a standard that permits developments containing up to 3 dwellings to a height of 18m to enable 5 storeys with good urban design outcomes. In the event that the above relief is not granted, replace the proposed standard with one that permits developments containing up to 3 dwellings to the same height as permitted for developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.55	Iain McManus	Amend and replace standard H6.6.5(1)(b) with a standard that permits “any other development” outside a walkable catchment to a height of 18m to enable 5 storeys with good urban design outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.56	Iain McManus	Amend and replace standard H6.6.6(1) with a standard that permits developments containing up to 3 dwellings to the same height in relation to boundary as developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.57	Iain McManus	Amend standard H6.6.6(2) as follows: (2) Standards H6.6.6(1), and H6.6.6(2), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) do does not apply to a boundary, or part of a boundary, adjoining any of the following:…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.58	Iain McManus	Amend standard H6.6.6(3) as follows: (3) Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.59	Iain McManus	Amend standard H6.6.6(4) as follows: (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	812.60	Iain McManus	Amend the riparian yard requirement in Table H6.6.9.2 as follows: 10m from the edge of all other permanent and intermittent streams.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.61	Iain McManus	Apply the MDRS in standards H6.6.12(A1) and (A2) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.62	Iain McManus	Apply the MDRS in standard H6.6.13(A1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.63	Iain McManus	In the event that the relief sought in the submission point 812.62 is rejected, amend standard H6.6.13(2)(a)ii to make it clear whether this clause requires the outlook space at all levels of a building greater than 3 storeys (other than the ground floor, as per the exception in clause iii) to have a minimum 8m depth or only the outlook space for levels 4 and above.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.64	Iain McManus	Delete standard H6.6.13(9)(d) and replace it with a new standard H6.6.13(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.65	Iain McManus	Apply the MDRS in standards H6.6.15(A1) and (B1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.66	Iain McManus	Delete standard H6.6.20 in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.67	Iain McManus	Amend standard H6.6.20 (if not deleted) as follows: (1)(a) - minimum dimension of 2m not 3m (1)(b)(i) - minimum dimension of 2m not 3m (1)(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.68	Iain McManus	Amend standard H6.6.21(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.69	Iain McManus	Amend standard H6.6.22(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	812.70	Iain McManus	Approve standards H6.6.22(2), (4) and (5) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.71	Iain McManus	Amend H6.8.1(1)(b)(i) as proposed in the plan change.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.72	Iain McManus	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.73	Iain McManus	Delete H6.8.1(2)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.74	Iain McManus	Delete H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.75	Iain McManus	Amend criterion H6.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, building form and appearance: (i) whether the scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.76	Iain McManus	Delete criterion H6.8.2(1)(f) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.77	Iain McManus	Amend criterion H6.8.2(2)(aa) as follows: (aa) the extent to which the building location, scale, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone. The reference to 'high quality' has the potential to create problems at the resource consent stage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.78	Iain McManus	Amend criterion H6.8.2(2)(ab)(v) as set out below: (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by: (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.79	Iain McManus	Delete criterion H6.8.2(2)(m) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.80	Iain McManus	Delete criterion H6.8.2(3)(l) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	812.81	Iain McManus	Delete criterion H6.8.2(6)(g) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	812.82	Iain McManus	Amend and Relocate Table H6.9(3) to standard H6.6.20 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	836.1	North Eastern Investments Limited	See PC 71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments PC79 (Amendments to the transport provisions) PC 81 (Additions to Schedule 14 Historic Heritage Schedule) PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS81	Mark Grenville Gascoigne	Oppose	836.2	North Eastern Investments Limited	Remove [inferred] the “designation” recorded in the plan change Map Viewer on the land at 56 Fairview Avenue as a “Spatially Qualifying Matter”.	Qualifying Matters A-I	Designations
FS81	Mark Grenville Gascoigne	Oppose	836.3	North Eastern Investments Limited	Remove [inferred] any designation being applied to any land parcel in the Auckland region through the plan change Map Viewer where there is no supporting information as to why the designation is being applied.	Qualifying Matters A-I	Designations
FS81	Mark Grenville Gascoigne	Oppose	836.4	North Eastern Investments Limited	Retain a walkable catchment of 1200 metres or more for the city centre (refer Attachment 4, page 70/105 of submission)	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Oppose	836.5	North Eastern Investments Limited	Retain the walkable catchment pertaining to the submitter's land - 56 Fairview Avenue and 129 Oteha Valley Road, Albany.	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS81	Mark Grenville Gascoigne	Oppose	836.6	North Eastern Investments Limited	Amend (inferred) any plan change text which is not in accordance with the mandatory directions of the National Planning Standards, with particular reference to 'height'.	Plan making and procedural	Central Government process - mandatory requirements
FS81	Mark Grenville Gascoigne	Oppose	836.7	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Residential or other zones.	Height	Residential Height - Technical Elements (storeys to height)

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FS81	Mark Grenville Gascoigne	Oppose	836.8	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Business or other zones.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS81	Mark Grenville Gascoigne	Oppose	836.9	North Eastern Investments Limited	Remove (do not add) any added definition to the plan change text (in respect of height) for partial level, mezzanine, or similar term. Do not include any restriction on a partial level or mezzanine within a storey of a building.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	836.10	North Eastern Investments Limited	Remove (do not add) any qualifying matter to 56 Fairview Avenue or 129 Oteha Valley Road, Albany as an outcome of the plan change.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS81	Mark Grenville Gascoigne	Oppose	836.11	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to 56 Fairview Avenue or 129 Oteha Valley Road, Albany; delete all text changes in the plan change in relation to this; do not apply (erroneously) any flood plains, flood prone, flood sensitive mapping to this land.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	836.12	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to any land in the Auckland Region through the plan change.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	836.13	North Eastern Investments Limited	Delete the 'Further information (i)' (inferred 'Flood plains (i)') as a 'spatially qualifying matter' (which is opposed) applying to 32, 41, 43, 45 and 52 Springvale Drive, Albany (on the eastern boundary of 56 Fairview Avenue).	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	836.14	North Eastern Investments Limited	Delete all text amendments that are proposed (and which are opposed) for Chapter E36 Natural hazards and flooding of the AUP.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	836.15	North Eastern Investments Limited	Apply a new "Waikahikatea Precinct" (Attachment One of the submission), or variations of it, to 56 Fairview Avenue and 129 Oteha Valley Road. It proposes to encapsulate the previous decisions of the Court including the Network Discharge Consent provisions which prevent increased flood levels in the relevant (affected) streams.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS81	Mark Grenville Gascoigne	Oppose	836.16	North Eastern Investments Limited	Make amendments to the plan change to enable a supportive planning framework to enable intensive residential and mixed-use business development at 56 Fairview Avenue and 129 Oteha Valley Road, with additional height controls (and) with site-specific (Waikahikatea Precinct or similar) provisions for the treatment of the streams and riparian margins in a similar manner to the previous Environment Court Consent Orders and (from 2009-2016), inclusive of any consequential changes to the plan change (and PC71, PC79 and PC80) text to secure that outcome.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS81	Mark Grenville Gascoigne	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English interpreter for all Te Reo at hearing	Plan making and procedural	Consultation and engagement - general
FS81	Mark Grenville Gascoigne	Oppose	839.1	Russell Property Group	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	839.2	Russell Property Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	839.3	Russell Property Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	839.4	Russell Property Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	839.5	Russell Property Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	839.6	Russell Property Group	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS81	Mark Grenville Gascoigne	Oppose	839.7	Russell Property Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	839.8	Russell Property Group	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	839.9	Russell Property Group	Remove reference to QM under E38.1 Introduction [refer to page 13 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.10	Russell Property Group	Delete objective E38.2(10)(d).	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.11	Russell Property Group	Delete objective E38.2(10)(e).	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.12	Russell Property Group	Delete objective E38.2(11).	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.13	Russell Property Group	Delete proposed amendments to E38.3 Policies. [refer to pages 14 and 15 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.14	Russell Property Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.15	Russell Property Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.16	Russell Property Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 17 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.17	Russell Property Group	Delete proposed amendments to E38.8.2 [refer to page 17 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.18	Russell Property Group	Delete proposed amendments to E38.11.1 [refer to page 18 submission for further details].	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.19	Russell Property Group	Delete proposed amendments to E38.11.2 [refer to page 18 and 19 of the submission for further details].	Urban Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.20	Russell Property Group	Delete proposed amendments to E38.12.1 [refer to page 19 of the submission for further details].	Urban Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	839.21	Russell Property Group	Delete proposed amendments to E38.12.2 [refer to page 19 and 20 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	839.22	Russell Property Group	Delete LDR zone in its entirety [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	839.23	Russell Property Group	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	839.24	Russell Property Group	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS81	Mark Grenville Gascoigne	Oppose	839.25	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	839.26	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	839.27	Russell Property Group	Extend the mapped extent of the MHU zone to take in sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	839.28	Russell Property Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 22 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	839.29	Russell Property Group	Delete additional objectives inserted at H5.2 [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.30	Russell Property Group	Delete additional policies inserted at H5.3 [refer to page 23-26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.31	Russell Property Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 26 and 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.32	Russell Property Group	Retain proposed provisions under H5.5(4) [refer to page 27 - 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.33	Russell Property Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.34	Russell Property Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	839.35	Russell Property Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.36	Russell Property Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.37	Russell Property Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.38	Russell Property Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.39	Russell Property Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.40	Russell Property Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.41	Russell Property Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.42	Russell Property Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.43	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 33 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.44	Russell Property Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.45	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.46	Russell Property Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.47	Russell Property Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.48	Russell Property Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.49	Russell Property Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	839.50	Russell Property Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.51	Russell Property Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.52	Russell Property Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.53	Russell Property Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.54	Russell Property Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.55	Russell Property Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.56	Russell Property Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.57	Russell Property Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.58	Russell Property Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.59	Russell Property Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.60	Russell Property Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.61	Russell Property Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.62	Russell Property Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.63	Russell Property Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.64	Russell Property Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	839.65	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.66	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.67	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.68	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.69	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.70	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.71	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.72	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.73	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.74	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.75	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.76	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.77	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.78	Russell Property Group	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.79	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	839.80	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.81	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.82	Russell Property Group	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	839.83	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	839.84	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	839.85	Russell Property Group	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	839.86	Russell Property Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	839.87	Russell Property Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.88	Russell Property Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.89	Russell Property Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.90	Russell Property Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.91	Russell Property Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	839.92	Russell Property Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.93	Russell Property Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.94	Russell Property Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.95	Russell Property Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.96	Russell Property Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.97	Russell Property Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.98	Russell Property Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.99	Russell Property Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.100	Russell Property Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.101	Russell Property Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.102	Russell Property Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	839.103	Russell Property Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.104	Russell Property Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.105	Russell Property Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.106	Russell Property Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.107	Russell Property Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.108	Russell Property Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.109	Russell Property Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.110	Russell Property Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.111	Russell Property Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.112	Russell Property Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.113	Russell Property Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	839.114	Russell Property Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.115	Russell Property Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.116	Russell Property Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.117	Russell Property Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.118	Russell Property Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.119	Russell Property Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	839.120	Russell Property Group	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.121	Russell Property Group	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.122	Russell Property Group	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.123	Russell Property Group	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.124	Russell Property Group	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.125	Russell Property Group	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.126	Russell Property Group	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.127	Russell Property Group	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	839.128	Russell Property Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	839.129	Russell Property Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	839.130	Russell Property Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions

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FS81	Mark Grenville Gascoigne	Oppose	839.131	Russell Property Group	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	839.132	Russell Property Group	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	839.133	Russell Property Group	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	839.134	Russell Property Group	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	839.135	Russell Property Group	Rezone 150 - 170 Marua Road, Mount Wellington to THAB.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	839.136	Russell Property Group	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	840.1	Auckland City Centre Residents Group	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather that three different walkable catchments with three different distances.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	840.2	Auckland City Centre Residents Group	Add provisions in the Unitary Plan for future developments in the city centre that provide for Resource Consent conditions to include public benefits within, and beyond, the envelope of a particular building and that process/methodology be used for negotiation with developers in terms of the type and extent of a particular development.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS81	Mark Grenville Gascoigne	Oppose	840.4	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but recommend that specific changes are incorporated into the Unitary Plan so as to facilitate Auckland Council having the decision making authority as to the height, dimensions and form of different buildings, in different locations, spread across the city centre space, and including public benefits/space, sustainability and climate change initiatives together with traffic/transport considerations as considered appropriate by Council on a site by site basis.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	840.5	Auckland City Centre Residents Group	Amend phrase 'Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of our city' with 'Changes to current standards (and some new standards) to ensure that tall building are of a form that contributes to a well-functioning urban environment as determined on a site by site basis'.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	840.6	Auckland City Centre Residents Group	Support removal of FAR bonus standards from as all sites will have greater height and/or development capacity so transfer of floor space is no longer needed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	840.7	Auckland City Centre Residents Group	Note podium developments, narrowing as the height increases, which ensures maximum sunlight to all residential homes in the city centre. However, it needs to be Auckland Council who makes these decisions on a site by site basis given that Placemaking is the key means of achieving the Purposes of the Local Government Act 2002.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	840.8	Auckland City Centre Residents Group	Support provision for minimum dwelling size [H8.6.33] to ensure dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	840.9	Auckland City Centre Residents Group	Support provision for minimum floor to floor height [H8.6.27] to ensure that dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	840.10	Auckland City Centre Residents Group	Support provision of sunlight in outlook controls as Council has advised it intends to enforce for areas surrounding the city centre. City Centre residents expect their council, and governments, to ensure that the same rights apply to every residential area across all of Auckland and that Council will ensure this is respected through adherence to, and application of, Policy 1 of the NPSUD.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	840.11	Auckland City Centre Residents Group	Approve the maximum tower dimensions, setbacks from street and tower separation distances being maintained.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	840.12	Auckland City Centre Residents Group	Approve the continued management of City Centre precincts with area specific controls including height and development capacity.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS81	Mark Grenville Gascoigne	Oppose	840.13	Auckland City Centre Residents Group	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal

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FS81	Mark Grenville Gascoigne	Oppose	840.14	Auckland City Centre Residents Group	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	840.15	Auckland City Centre Residents Group	Reject reliance on Section 3.32 (h) as a means of preventing developments in SCA's. Consider this in breach of both the objectives and intention of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	840.16	Auckland City Centre Residents Group	Incorporate the Auckland Light Rail corridor into their current NPSUD so that decisions related to progress on the ALR corridor are supported by appropriate area maps showing intensification, zoning, walkable catchments and the required level of intensification around city, metropolitan and local centres.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	841.1	Villages of New Zealand Limited	In terms of enabling intensification outside of these arbitrary limits [regarding application of the 800m walkable catchment], it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl. On this basis, the catchment for the Highland Park metropolitan centre for Upzoning around Local Centre and Town Centres in line with NPS-UD Policy 3d should be extended to include Pakuranga Park Village and other above-mentioned properties located along Pakuranga Road, including Business Mixed Use Zone land [refer to pages 7-8 of the submission for further details, and includes properties at 189 Pigeon Mountain Road Half Moon Bay, 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road, 332 Pakuranga Road, 334S Pakuranga Road, 350 Pakuranga Road, 470 Pakuranga Road, 472 Pakuranga Road, 474 Pakuranga Road and 490 Pakuranga Road, Pakuranga].	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	841.2	Villages of New Zealand Limited	Amend the plan change provisions so that they give effect to the NPS-UD and RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	841.3	Villages of New Zealand Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	841.4	Villages of New Zealand Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	841.5	Villages of New Zealand Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	841.6	Villages of New Zealand Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	841.7	Villages of New Zealand Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	841.8	Villages of New Zealand Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	841.9	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

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FS81	Mark Grenville Gascoigne	Oppose	841.10	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 14 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	841.11	Villages of New Zealand Limited	Delete additional objectives inserted at H5.2 [refer to page 14 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.12	Villages of New Zealand Limited	Delete additional policies inserted at H5.3 [refer to page 15 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.13	Villages of New Zealand Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 17 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.14	Villages of New Zealand Limited	Retain proposed provisions under H5.5(4) Notification [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.15	Villages of New Zealand Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.16	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.17	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.18	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.19	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.20	Villages of New Zealand Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.21	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.22	Villages of New Zealand Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.23	Villages of New Zealand Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.24	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	841.25	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.26	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.27	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.28	Villages of New Zealand Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.29	Villages of New Zealand Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer to page 26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.30	Villages of New Zealand Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.31	Villages of New Zealand Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.32	Villages of New Zealand Limited	Delete proposed Matters of Control H5.7.1 and Assessment Criterion H5.7.2(1) relating to one dwelling per site in a SEA [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.33	Villages of New Zealand Limited	Delete Matters of discretion H5.8.1(1) and Assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.34	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from Matter of discretion H5.8.1(1)(b)(i) and Assessment criteria H5.8.1(2)(a)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.35	Villages of New Zealand Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.36	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from the Assessment criteria H5.8.1(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.37	Villages of New Zealand Limited	Delete 'intensity and' from Assessment criterion H5.8.2(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.38	Villages of New Zealand Limited	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(2)(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.39	Villages of New Zealand Limited	Delete other proposed provisions under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	841.40	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to page 37 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.41	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion at H5.8.1 for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.42	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) for building height [refer to page 41 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.43	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.44	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.45	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 4 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.46	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.47	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscape area [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.48	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.49	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.50	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.51	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.52	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.53	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.54	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(18) for deep soil and canopy [tree] [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	841.55	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.56	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.57	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.58	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure - Stormwater Disposal Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.59	Villages of New Zealand Limited	Delete proposed special information requirements H5.9 [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	841.60	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	841.61	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	841.62	Villages of New Zealand Limited	Retain MDRS provisions under H6.1 Zone description as notified [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.63	Villages of New Zealand Limited	Delete changes proposed to Objectives at H6.2 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.64	Villages of New Zealand Limited	Delete changes proposed to Policies at H6.3 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.65	Villages of New Zealand Limited	Delete changes proposed to Activity table H6.4.1 regarding standards to be complied with [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.66	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	841.67	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.68	Villages of New Zealand Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.69	Villages of New Zealand Limited	Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.70	Villages of New Zealand Limited	Delete [H6.6.4C for Dwellings within the Infrastructure - Stormwater Disposal Constraints Control, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.71	Villages of New Zealand Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.72	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.73	Villages of New Zealand Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.74	Villages of New Zealand Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.75	Villages of New Zealand Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.76	Villages of New Zealand Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 59 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.77	Villages of New Zealand Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	841.78	Villages of New Zealand Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.79	Villages of New Zealand Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 61 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.80	Villages of New Zealand Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 62 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.81	Villages of New Zealand Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.82	Villages of New Zealand Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.83	Villages of New Zealand Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.84	Villages of New Zealand Limited	Delete proposed provisions under Matters of control H6.7.1 [refer to page 65 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.85	Villages of New Zealand Limited	Delete proposed provisions under Assessment criteria for controlled activities H6.7.2 [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.86	Villages of New Zealand Limited	Reject H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.87	Villages of New Zealand Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.88	Villages of New Zealand Limited	Delete assessment criterion H6.8.2(2)(ad) for [assessment of the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	841.89	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.90	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.91	Villages of New Zealand Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.92	Villages of New Zealand Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.93	Villages of New Zealand Limited	Delete other proposed provisions under H6.8.1 [refer to page 67 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.94	Villages of New Zealand Limited	Delete proposed provisions under H6.8.2 [refer to page 70 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.95	Villages of New Zealand Limited	Delete proposed provisions under Special information requirements H6.9 [refer to page 77 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	841.96	Villages of New Zealand Limited	Remove references to QM under H13.1 Zone description [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.97	Villages of New Zealand Limited	Amend Zone description H13.1 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.98	Villages of New Zealand Limited	Delete proposed changes to Objectives H13.2 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.99	Villages of New Zealand Limited	Amend Objectives H13.2 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.100	Villages of New Zealand Limited	Delete proposed changes to Policies H13.3 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.101	Villages of New Zealand Limited	Amend Policies H13.3 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.102	Villages of New Zealand Limited	Delete proposed changes to purpose of Standard H13.6.1 to remove reference to qualifying matters [refer to page 80 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.103	Villages of New Zealand Limited	Amend Standard H13.6.1(1) to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	841.104	Villages of New Zealand Limited	Delete proposed Landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	841.105	Villages of New Zealand Limited	Delete proposed Service Area definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	841.106	Villages of New Zealand Limited	Delete proposed Urban Heat Island definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	841.107	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	841.108	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	841.109	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor [refer to page 52 of the submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	841.110	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 52 of the submission for further details].	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	841.111	Villages of New Zealand Limited	Approve the broad application of the MHU zone [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	841.112	Villages of New Zealand Limited	Approve the application of THAB within walkable catchments [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	841.113	Villages of New Zealand Limited	Reject introduction of QMs into zones [refer to page 4 of the submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	841.114	Villages of New Zealand Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	841.115	Villages of New Zealand Limited	Delete the LDR Zone in its entirety [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	841.116	Villages of New Zealand Limited	Rezone 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road and 334S Pakuranga Road, Pakuranga to THAB [refer to page 7 of the submission for a diagram].	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	841.117	Villages of New Zealand Limited	In our view, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites [refer to page 8 of the submission for further details].	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	841.118	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone [refer to page 57 of the submission for further details].	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS81	Mark Grenville Gascoigne	Oppose	855.1	MHE Limited	Amend HVC for 83-85 College Hill, 87 College Hill, 89 College Hill, 91 College Hill, 93 College Hill, 95 College Hill, 99 College Hill, 101 College Hill, 107-109 College Hill to 27m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	855.2	MHE Limited	Amend HVC for Ponsonby Mixed Use zone area to 27m [inferred: including properties at: 1 Cascade Street, 5-7 Hargreaves Street, 24 Spring Street, 2 College Hill, 28 College Hill, 5 College Hill, 32 Ireland Street, 84-86 Franklin Road, 98 Beaumont Street, 3 Hargreaves Street, 34 Ireland Street, 43 College Hill, 27-37 Napier Street, 2 Middle Street, 9 Wilkins Street, 3-11 New Street, 1-8 Brickfield Way, 7 College Hill, 19 Hargreaves Street, 220 Victoria Street West, 5 Wilkins Street, 94 Franklin Road, 2-18 Fisher-Point Drive, 88 Franklin Road, 111 Franklin Road, 13-15 College Hill, 21 Hargreaves Street, 115-121 Franklin Road, 92 Franklin Road, 17 Hargreaves Street, 62-98 Fisher-Point Drive, 37-39 Ireland Street, 3 College Hill, 90 Franklin Road, 41 College Hill, 29 Hargreaves Street, 31-35 Hargreaves Street, 25 Hargreaves Street, 33 College Hill, 27 College Hill, 27 Hargreaves Street, 23 Hargreaves Street, 25 College Hill, 44 Ireland Street, 39 Spring Street, 10 College Hill, 40-42 Ireland Street, 38 Ireland Street, 8 College Hill, 31 Spring Street, 35 Spring Street, 1 Scotland Street, 16 College Hill, 28-42 Spring Street, 37 Spring Street, 1 Beaumont Street, 2-4 Hargreaves Street, 36-38 College Hill, 17-71 Fisher-Point Drive, 32-60 Fisher-Point Drive, 2-26 Telpher Street, 18 Waitemata Street, 80 Beaumont Street, 20 Beaumont Street, 98 Franklin Road, 100 Franklin Road, 96 Franklin Road, 45 Ireland Street, 10 Beaumont Street, 13 Hargreaves Street, 9 Hargreaves Street, 15 Hargreaves Street, 11 Hargreaves Street, 20-22 Fisher-Point Drive].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	871.1	Property Council New Zealand	[Amend] city centre walkable catchment by at least 400m to 1.5km.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Oppose	871.2	Property Council New Zealand	[Amend] to apply the 400m walkable catchment standard more widely around Town Centres.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	871.3	Property Council New Zealand	[Amend the zone provisions to enable] greater housing intensification in Metropolitan, Town and Local Centres.	Business Zones provisions	Business Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	871.4	Property Council New Zealand	[Amend] to ensure transport alignment between residential and mixed-use zones.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	871.5	Property Council New Zealand	Amend THAB rules from “up to” six storeys to better enable greater height and more flexible design where appropriate;	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	871.6	Property Council New Zealand	[Amend to] create alignment between THAB rules inside and outside of walkable catchments	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	871.7	Property Council New Zealand	[Delete] prescriptive rules within the plan change to better ensure that a site-specific approach can be taken over the proposed prescriptive approach as to where a building, turning bay and accessways are to be placed.	Plan making and procedural	General

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FS81	Mark Grenville Gascoigne	Oppose	871.8	Property Council New Zealand	[Amend] the zone so that if a qualifying matter is not present, the RMA Amendment rules take precedence.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	871.9	Property Council New Zealand	Delete infrastructure constraints as a qualifying matter and investigate the use of transparent, beneficiary pays funding models to fund necessary core infrastructure to support development.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	871.10	Property Council New Zealand	Retain 200m walkable catchment for Local Centres.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	871.11	Property Council New Zealand	Retain 400m walkable catchment for larger Town Centres.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	871.12	Property Council New Zealand	Amend height standards to provide building heights greater than six storeys along transport corridors and close to train stations.	Height	RTN WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	871.13	Property Council New Zealand	Amend business zone rules to be flexible enough to enable car parking for residential developments.	Business Zones provisions	Business Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	871.14	Property Council New Zealand	Amend residential zone rules to be flexible enough to enable car parking for residential developments.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	871.15	Property Council New Zealand	Amend zone rules to outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	871.16	Property Council New Zealand	Retain the deletion of the Gross Floor Area standard and the GFA bonus standard	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	871.17	Property Council New Zealand	Retain the deletion of the height control	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	871.18	Property Council New Zealand	Retain the extension of the outlook space control	Business Zones provisions	City Centre Zone - all other provisions

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FS81	Mark Grenville Gascoigne	Oppose	871.19	Property Council New Zealand	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	871.20	Property Council New Zealand	Recognise the risk of lost amenity in business zones given the onsite requirements for waste collection and accessibility.	Business Zones provisions	Business Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	871.21	Property Council New Zealand	Recognise the risk of lost amenity in residential zones given the onsite requirements for waste collection and accessibility.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS81	Mark Grenville Gascoigne	Oppose	871.23	Property Council New Zealand	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS81	Mark Grenville Gascoigne	Oppose	871.25	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.1	Kāinga Ora	Delete the Residential - Single House Zone entirely. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. This includes applying the Residential - Mixed Housing Urban Zone to the 23 settlements currently excluded such as Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead and others. See Appendix 1, Table 1, row 43. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.2	Kāinga Ora	Delete the Residential - Low Density Residential Zone entirely. See Appendix 1, Table 1, row 44. Rezone with either the Residential - Mixed Housing Urban Zone or the Residential Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.3	Kāinga Ora	Delete the Residential - Mixed Housing Suburban Zone entirely. See Appendix 1, Table 1, row 45. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer also to the separate submission point on the Auckland Light Rail Corridor exclusion area.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.4	Kāinga Ora	Amend the Residential - Mixed Housing Urban Zone provisions to: 1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings; 2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and 3) Simplify and streamline matters of discretion and associated assessment criteria. Make amendments to H5 as set out in Appendix 1, Table 2, Rows 138 to 163 of the submission. Refer to Appendices 2 and 3 for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	873.5	Kāinga Ora	Amend the spatial extent of the Residential - Mixed Housing Urban Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.6	Kāinga Ora	Amend the Residential - Terrace Housing and Apartment Buildings Zone to enable higher densities and building heights with fewer restrictions. Make deletions or amendments to the H6 zone provisions to that effect as set out in Appendix 1 of the submission, Table 1, Rows 46 to 75 of the submission. Refer to Appendices 2 and 3 of the submission for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	873.7	Kāinga Ora	Amend the spatial extent of the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.8	Kāinga Ora	Amend the Height Variation Control for the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.9	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the Business City Centre Zone. Make amendments as set out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Oppose	873.10	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from the edge of any Business Metropolitan Centre Zone. Make amendments summarised out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS81	Mark Grenville Gascoigne	Oppose	873.11	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	873.12	Kāinga Ora	Amend to include RTN walkable catchments for the Onehunga train line.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.13	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within: 1) 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a Business - Metropolitan Centre Zone or the Business - City Centre Zone; 2) 800m (approx. 10 minute walk) in some highly accessible locations; as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	873.14	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 800m (approx. 10 minute walk) from the edge of the Business - Town Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	873.15	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 400m (approx. 5 minute walk) from the edge of the Business - Local Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	873.16	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around the Business - City Centre Zone. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS81	Mark Grenville Gascoigne	Oppose	873.17	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS81	Mark Grenville Gascoigne	Oppose	873.18	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS81	Mark Grenville Gascoigne	Oppose	873.19	Kāinga Ora	Amend the Height Variation Control to provide for 5 storeys (18m) within those parts of the Residential - Mixed Housing Urban Zone that adjoin the 10 storey Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.20	Kāinga Ora	Amend to provide for unlimited height in the Business - City Centre Zone General Height Area. Refer to Appendix 3 of the submission for building height. Retain, amend or delete H8 provisions as set out in Appendix 1, Table 1, Rows 76, 77, 78, 79 and 80 of the submission.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.21	Kāinga Ora	Delete qualifying matters and standards for specific density provisions from the Business - City Centre Zone. This includes but is not limited to: streetscape improvement and landscaping; special amenity yards; street sightlines; outlook space and space and building in relation to boundary. Retain or delete H8 provisions as set out in Appendix 1, Table 1, Rows of 81, 82, 83 and 84 of the submission.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS81	Mark Grenville Gascoigne	Oppose	873.22	Kāinga Ora	Amend the Business - Metropolitan Centre Zone to allow unlimited building height except where qualifying matters apply. Refer to Appendices 2 and 3 of the submission for building height. Retain, amend or delete H9 provisions as set out in Appendix 1, Table 1, Rows of 85, 86, 87, of the submission.	Height	Metropolitan Centre WC Intensificatio n response
FS81	Mark Grenville Gascoigne	Oppose	873.23	Kāinga Ora	Amend the Business - Town Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height through the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control below the proposed 6-storey base zone height; 4) amend the Height in Relation to Boundary Control to enable the increased base height. Delete or amend H10 provisions as set out in Appendix 1, Table 1, Rows 88, 89, and 90 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.24	Kāinga Ora	Amend the Business - Local Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height in the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control that below the 6-storey base zone height; 4) Amend the Height in Relation to Boundary Control to enable the increased base height. Amend or delete H11 provisions as set out in Appendix 1, Table 1, Rows 91, 92 and 93 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.25	Kāinga Ora	Amend the Business - Neighbourhood Centre Zone and Height Variation Control to Enable a 6-storey height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Amend or delete H12 provisions as set out in Appendix 1, Table 1, Rows 94, 95 and 96 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.26	Kāinga Ora	Amend the Business - Mixed Use Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendix 3 for building height. Amend or delete H13 provisions as set out in Appendix 1, Table 1, Rows 97, 98 and 99 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.27	Kāinga Ora	Amend the Business - General Business Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendices 2 and 3 of the submission for building height. Amend or delete H14 provisions as set out in Appendix 1, Table 1, Rows 100, 101 and 102 of the submission.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.28	Kāinga Ora	Amend the majority of the qualifying matters to be applied by overlays rather than zones or precincts. An example of where this is not requested is for the flooding qualifying matter. See also Appendix 1, Table 1, Row 3 of the submission.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS81	Mark Grenville Gascoigne	Oppose	873.29	Kāinga Ora	Amend the qualifying matters so that they are managed consistently and are not managed by zones.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS81	Mark Grenville Gascoigne	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.31	Kāinga Ora	Amend the Special Housing Area exclusions by implementing the MDRS and Policy 3 requirements for many of these areas which would meet the definition of 'relevant residential zone'. Apply all the relief sought by this submission to the identified Special Housing Areas as illustrated in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.32	Kāinga Ora	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	873.33	Kāinga Ora	Delete the Beachlands Transport Infrastructure Constraint including deletion of provisions as set out on page 8 of the submission, and in Table A1.4.8.1, Appendix 1 of the Submission, Table 1 Rows 1, 38, 39, 40 and 41 of the submission. Note with reference to row 39 that other unrelated provisions are to be retained. Refer also to mapping changes in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.34	Kāinga Ora	Amend C1.6A(2) by making the deleting reference to "an overlay rule" as set out in as set out in Appendix 1 Table 1 Row 2 of the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	873.35	Kāinga Ora	Retain the Wetland Management Areas qualifying matter. See Appendix 1, Table 1, Row 4 of the submission for details.	Qualifying Matters A-I	Wetland Management (D8)
FS81	Mark Grenville Gascoigne	Oppose	873.36	Kāinga Ora	Retain identification of a Significant Ecological Areas qualifying matter. Delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Do not utilise residential zones to manage this issue, and delete proposed provisions. See Appendix 1, Table 1, Rows 5, 6 and 7 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	873.37	Kāinga Ora	Retain identification of Outstanding Natural Landscapes and Outstanding Natural Features qualifying matter but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. See Appendix 1, Table 1, Rows 8, 9 and 10 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONL and ONF (D10)
FS81	Mark Grenville Gascoigne	Oppose	873.38	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Metropolitan Centre WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	873.39	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Height response - other zones
FS81	Mark Grenville Gascoigne	Oppose	873.40	Kāinga Ora	Retain identification of Outstanding Natural Character and High Natural Character qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. Delete the newly proposed special information requirements. Make amendments as set out in Appendix 1, Table 1, Rows 10, 11 and 12 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	873.41	Kāinga Ora	Retain identification of a Waitakere Ranges qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete non-complying activity status for minor dwellings and reject deletion of supplementary text in activity table. Make amendments as set out in Appendix 1, Table 1, Rows 13, 14, 15 and 16 of the submission. Rezone with Residential - Mixed Housing Urban Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	873.42	Kāinga Ora	Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters Other	Notable Trees (D13)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.43	Kāinga Ora	Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	873.44	Kāinga Ora	Delete the Ridgeline Protection qualifying matter and delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Rows 22, 23 and 24 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	873.45	Kāinga Ora	Delete the Local public views qualifying matter and all of the associated Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Row 25 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Local Public Views (D16)
FS81	Mark Grenville Gascoigne	Oppose	873.46	Kāinga Ora	Retain the High Aircraft Noise Area (HANA) as a qualifying matter, but amend it by rezoning any Residential - Low Density Residential Zone and Residential - Terrace Housing and Apartment Buildings Zoned areas to Residential - Mixed Housing Urban Zone. Refer to Appendix 1, Table 1, Row 30 of the submission, and Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central]	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	873.47	Kāinga Ora	Delete the Moderate Aircraft Noise Area (MANA) as a qualifying matter and delete the blanket density restrictions for residential sites within the MANA overlay and make other amendments as set out in Appendix 1, Table 1, Row 31 of the submission.	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	873.48	Kāinga Ora	Delete the Infrastructure - Combined Wastewater Network Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS81	Mark Grenville Gascoigne	Oppose	873.49	Kāinga Ora	Delete the Infrastructure - Water and/or Wastewater Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	873.50	Kāinga Ora	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS81	Mark Grenville Gascoigne	Oppose	873.51	Kāinga Ora	Retain overlays and city wide rules for managing natural hazards but delete down zoning for natural hazards including deletion of the Residential - Low Density Residential Zone. Rezone with Residential - Mixed Housing Urban Zone or Residential - Terraced Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Refer also to Appendix 1, Table 1, Row 36 of the submission. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.52	Kāinga Ora	Retain spatial mapping of natural hazards on maps but delete any flood hazard mapping in the plan. Flood hazard mapping should be non-statutory, sitting outside the plan. Refer to Appendix 1, Table 1, Row 37 of the submission.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	873.53	Kāinga Ora	Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	873.54	Kāinga Ora	Amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS) within relevant residential zones. Amend or delete H27 provisions as set out in Appendix 1, Table 1, Rows 103, 104, 105 and 106 of the submission.	Other Zones provisions	H27 Special Purpose - Māori Purpose Zone
FS81	Mark Grenville Gascoigne	Oppose	873.55	Kāinga Ora	Retain the note at the start of Chapter D17 that identifies Historic Heritage as a qualifying matter. Refer to Appendix 1, Table 1, Row 26 of the submission.	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	873.56	Kāinga Ora	Delete the proposed Lawry Settlement Workers' Housing as a qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	873.57	Kāinga Ora	Delete the D20A Stockade Hill Viewshaft Overlay entirely including from the plan (and GIS view) and the Figure D20A.6.1.1. Refer to Appendix 1, Table 1, Row 28 of the submission.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS81	Mark Grenville Gascoigne	Oppose	873.58	Kāinga Ora	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS81	Mark Grenville Gascoigne	Oppose	873.59	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Area Overlay. Remove the provisions relating to the MANA from the precinct and apply the city wide overlay provisions. Also summarised under the qualifying matter topic.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.60	Kāinga Ora	Delete the identification of 'sunlight admission' as a qualifying matter from I425 Manukau Centre Precinct.	Precincts - NPSUD MDRS Response	I425 Manukau Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.61	Kāinga Ora	Delete qualifying matters pertaining to 'Notable Trees' and 'Flooding' from the I433 Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.62	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the qualifying matter topic. Delete qualifying matters pertaining to 'Flooding' from the I438 Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Rezone the residential zones that are affected by the designation as either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone, as appropriate.	Precincts - NPSUD MDRS Response	I438 Takanini Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.63	Kāinga Ora	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the I529 Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	Precincts - NPSUD MDRS Response	I529 Orewa 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.64	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I533 Red Beach Precinct.	Precincts - NPSUD MDRS Response	I533 Red Beach Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.65	Kāinga Ora	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the I539 Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Residential - Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. Rezone as either Mixed Housing Urban or Residential - Terrace Housing and Apartment Buildings Zone, as set out in Appendix 2.	Precincts - NPSUD MDRS Response	I539 Smales 2 Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.66	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I550 Millwater South Precinct.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.67	Kāinga Ora	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the I552 Warkworth Clayden Road Precinct.	Precincts - NPSUD MDRS Response	I552 Warkworth Clayden Road Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.68	Kāinga Ora	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the I 553 Warkworth North Precinct.	Precincts - NPSUD MDRS Response	I553 Warkworth North Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.69	Kāinga Ora	Delete qualifying matters pertaining to flooding from the I605 Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.70	Kāinga Ora	Delete qualifying matters pertaining to 'historic heritage buildings' from the I607 New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	Precincts - NPSUD MDRS Response	I607 New Lynn Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.71	Kāinga Ora	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the I609 Penihana North Precinct.	Precincts - NPSUD MDRS Response	I609 Penihana North Precinct
FS81	Mark Grenville Gascoigne	Oppose	873.72	Kāinga Ora	Delete the canopy tree definition from Chapter J.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.73	Kāinga Ora	Delete the proposed addition to the coastal erosion hazard area definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.74	Kāinga Ora	Delete the definition of deep soil from Chapter J.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.75	Kāinga Ora	Amend the definition of dwelling as set out in Appendix 1, Table 1, Row 130 of the submission.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.76	Kāinga Ora	Amend the definition of floodplain as set out in Appendix 1, Table 1, Row 131 of the submission.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.77	Kāinga Ora	Amend the definition of landscaped area as set out in Appendix 1, Table 1, Row 132 of the submission.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.78	Kāinga Ora	Amend the definition of relevant residential zone as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.79	Kāinga Ora	Insert a new definition for street-facing façade as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.80	Kāinga Ora	Delete the definition of servicing area from Chapter J.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.81	Kāinga Ora	Delete the definition of urban heat island from Chapter J.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	873.82	Kāinga Ora	Retain chapter K as notified.	Qualifying Matters A-I	Designations
FS81	Mark Grenville Gascoigne	Oppose	873.83	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Te Hana. Refer to Appendix 2, Map 001. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Coronation Street, Silver Hill Road, State Highway 1, and Whakapirau Road, Te Hana]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.84	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Wellsford. Refer to Appendix 2, Map 002. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ahuru Street, Armitage Road, Astrid Lane, Batten Street, Bellevue Avenue, Centennial Park Road, Davies Road, Hanover Street, Hazelmere Street, John Sinclair Avenue,Kelgary Place,Matheson Road,McGillivray Road,Monowai Street,Olympus Road, Port Albert Road,Raki Lane, Rodney Street, State Highway 1,Tobruk Road, Tomas Street, Totara View,Tuaraki Drive,Tyburnia Place, Watson Place, Wellsford Valley Road, Wi Apo Place, and Worker Road, Wellsford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.85	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 004. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Blue Bell Parade, Caroline Heights, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Excelsior Way, May Way, Meiklejohn Way, North West Anchorage, Omaha Drive, Reliance Way, Shamrock Crest, Success Court, and Twilight Bay, Omaha; and Dotterel Lane, Dunbar Road, Harbour View Road, Kowhai Avenue, Oystercatcher Lane, Point Wells Road, Riverside Drive, Sandpiper Avenue, Shearwater Lane, Waimanu Place, Williams Crescent, and Wrybill Way, Point Wells.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.86	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 005. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Broadlands Drive, Darroch Slope, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Esme Grove, Excelsior Way, Ida Way, Jane Gifford Place, Kitty Frazer Lane, Lagoon Way, Mangatawhiri Road, Matariki Street, Meiklejohn Way, Omaha Drive, Paraone Place, Parry Court, Pioneer Crescent, Reliance Way, Rita Way, Ruby Cove, Shamrock Crest, St Anne Place, Success Court, Taiawa Place, Te Mana Street, Te Mauri Place, The Southern Isle, and Thistle Terrace, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.87	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Omaha . Refer to Appendix 2, Map 006. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Inanga Lane, Karahu Lane, Kewai Street, Kokopu Street,Kutai Lane, Mangatawhiri Road,Paraoa Crescent, Patiki Place,Paua Lane,Pipi Lane,Taumata Road, Tio Lane,Tohora Crescent, Tuatua Lane, and Tuna Place, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.88	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Matakana. Refer to Appendix 2, Map 007. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Awanui Crescent, Courtney Lane, Kewini Grove, Laly Haddon Place, Leigh Road, Long Meadow Lane, Maeha Drive, Matakana Road, Matakana Valley Road, Moya Drive, Penney Rise, Riverglade Lane, Tiaki Lane, and Torea Road, Matakana.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.89	Kāinga Ora	Rezone Residential - Low Density Housing Zone to Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone at Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 008. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Hudson Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albert Road, Ashmore Crescent, Belmont Place, Belvedere Place, Brown Road, Champers Way, Falls Road, Great North Road, Heritage Lane, Hill Street, Kasper Street, Mahurangi Street, Matakana Road, Melwood Drive, Millstream Place, Northwood Close, Victoria Street, View Road, Wainoni Place, Westpark Glen, and Whitaker Road, Warkworth.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.90	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Warkworth. Refer to Appendix 2, Map 008. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pound Street, Falls Street, Brown Road, Warkworth Street, Bertram Street, Lilburn Street, and Alnwick Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.91	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Urban Zone or Residential - Terrace Housing and Apartment Buildings in Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 009. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Dome Lane, Falls Road, Harry Close, John Andrew Drive, Ngahau Street, View Road, and Woodcocks Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone: Auckland Road, Bambro Street, Bennett Street, Bertram Street, Blue Gum Drive, Brown Road, Campbell Drive, Church Hill, Clegg Place, Coquette Street, David William Place, Dome Lane, Earlsway, Fairwater Road, Hauiti Drive, Hexham Street, Lilburn Street, McKinney Road, Palmer Street, Percy Street, Pulham Road, Rivendell Place, Southgate Road, State Highway 1, Titapu Road, Vernon Shaw Place, Walton Avenue, Warin Place, Wech Drive, Whitaker Road, Wickens Place, and Woodcocks Road, Warkworth]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.92	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone and Business - Local Centre Zone in Warkworth. Refer to Appendix 2, Map 009. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lilburn Street, Fairwater Road, Hexham Street, Alnwick Street, Pound Street, Bertram Street, Morpeth Street, Warin Place, Auckland Road, Wech Drive, Falls Street, Warkworth Street, and Neville Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.93	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 010. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Apollo Place, Arabella Lane, Ariel Place ,Aurora Avenue, Boathouse Bay Lane, Brampton Road, Governor Grey Road, Hampton Mews, Hapuka Close, Katene Place, Kokihi Lane, Koru Place, Mahurangi East Road, Merehai Place, Piper Lane, Robinia Place, Schooner Avenue, Tamatea Drive, Te Kapa Place, and Trevally Place, Snells Beach]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.94	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 011. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Ahi Kaa Lane, Amanda Lane, Arabella Lane, Ariki Drive, Arohia Place, Aurora Avenue, Awatere Place, Brigitte View, Carmen Terrace, Clifton Lane, Cornel Circle, Dalton Road, Dawson Road, Ferndale Drive, Fidelis Avenue, Foster Crescent, Gerontius Lane, Governor Grey Road, Hampton Mews, Heron Lane, Hewson Drive, Hibiscus Avenue, Hinemoa Place, Inca Place, Iris Street, Kahurangi Place, Katene Place, Kauri Crescent, Kawau View Road, Kia Kaha Drive, Kokihi Lane, Koru Place, Kotuku Place, Little Compton Mews, Mahurangi East Road, Matangi Terrace, Mayne Place, Merehai Place, Moana Terrace, Muncaster Road, Ngatira Place, Panui Terrace, Parkdale Close, Piccadilly Circus, Piper Lane, Rangimaarie Crescent, Rawhiti Place, Riverleigh Drive, Schooner Avenue, Snells Beach Road, Sunburst Avenue, Sunlight Promenade, Sunrise Boulevard, Tamatea Drive, Tara Place, Te Kapa Place, Virginia Circus, Washington Avenue, Wendy Hood Way, Windward Terrace, Woodlands Avenue, and Woodlands Place, Snells Beach; Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, The Glade, and The Nook, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.95	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Local Centre Zone in Snells Beach. Refer to Appendix 2, Map 011. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mahurangi East Road, Snells Beach.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.96	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Algies Bay. Refer to Appendix 2, Map 012. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albro Lane, Alexander Road, Athol Place, Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, and Willjames Avenue, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.97	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Waiwera. Refer to Appendix 2, Map 013. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Hibiscus Coast Highway, The Strand, Waiwera Place, Waiwera Road, and Weranui Road, Waiwera]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.98	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Hatfields Beach and Orewa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa. Refer to Appendix 2, Map 014. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Beachwood Drive, Fendalton Place, Hibiscus Coast Highway, Ocean View Road, Otanerua Road, Sun Valley, Sykes Avenue, William Hadlow Place, and Win Grove, Hatfields Beach; Ambassador Glade, Astor Place, Chalmers Close, Crampton Court, Hibiscus Coast Highway, Hillcrest Road, Judd Place, Kahu Close, Kath Hopper Drive, Lakeside Drive, Maraeariki Avenue, Marine Parade, McGowan Place, Millennial Way, Puriri Avenue, Riverside Road, Roberta Crescent, Tauranga Place, Waldorf Crescent, and Wallis Lane, Orewa; and Arran Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone, includes: Alice Avenue, Ambassador Glade, Centreway Road, Chesterfield Way, Crampton Court, Dan Tori Place, Denham Way, Doment Crescent, Edward Avenue, Elizabeth Street, Florence Avenue, Francis Skinner Place, Grand Drive, Hatton Road, Hibiscus Coast Highway, Kohu Street, Lakeside Drive, Lillian Place, Manuka Street, Marine Parade, Marine View, McGowan Place, Melanie Place, Millennial Way, Ngaru Way, Noel Avenue, Nukumea Common, Puriri Avenue, Riverside Road, Ruby Place, Waitaha Close, and West Hoe Road, Orewa]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.99	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 014. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Centreway Road, Florence Avenue, Doment Crescent, Moenui Avenue, Moana Avenue, Riverside Road, and Tamariki Avenue, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.100	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Silverdale (Wainui). Refer to Appendix 2, Map 015. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone, includes: Argent Lane and Lysnar Road, Upper Orewa]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.101	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Orewa, Red Beach and Silverdale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa, Red Beach and Silverdale. Refer to Appendix 2, Map 016. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Barton Place, Hibiscus Coast Highway, Kath Hopper Drive, Lakeside Drive, Maori Hut Road, Matija Place, Maygrove Drive, Moffat Road, Nickell Place, Pohutukawa Avenue, Settlers Grove, and Tauranga Place, Orewa; Bay Street, Hibiscus Coast Highway, Miran Lane, Odlin Lane, Quo Vadis Place, Rosario Crescent, Thorburn Avenue, and Walton Street, Red Beach; and Arran Drive, Arran Point Parade, Bankside Road, Godfrey Drive, Kelly Greens, Madison Terrace, Major Henry Greens, Millwater Parkway, Percy Greens, Ridgedale Road, and Timberland Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Centreway Road, Crampton Court, Edgewater Grove, Empire Road, Hibiscus Coast Highway, Jelas Road, Maygrove Drive, Milton Road, Nickell Place, Pine Road, Riverside Road, Ross Crescent, and Weiti Road Orewa; Anchorite Way, Barnacle Rise, Cambie Avenue, Driftwood Drive, Greenview Lane, Hibiscus Coast Highway, Jelas Road, John Dee Crescent, Kingtide Place, Mermaid Mews, Neaptide Close, Nga Wai Lane, Panorama Court, Ridgeview Close, Saltwood Street, Seagate Place, Seamount Drive, Springtide Place, Spyglass Street, Surf View Crescent, Symes Drive, Taikura Avenue, Tawhana Crescent, Totara Views Drive, and Whangaparaoa Road Red Beach; Anchorite Way, Arriere Lane, Bonair Crescent, Cannon Street, Cilliers Drive, Colonial Drive, Fermier Greens, Grapnel Street, Hibiscus Coast Highway, James Mcleod Way, Jardin Court, Kuhu Way, Longmore Lane, Millwater Parkway, Old Mill Road, Ormonde Drive, Silverhill Lane, Stella Maris Lane, Totara Views Drive, Wainui Road, Waterloo Road, and Whao Lane, Silverdale]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.102	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 016. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fantail Court, Weiti Road, Bellbird Place, Tui Lane, and Centreway Road, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.103	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Red Beach and Stanmore Bay. Refer to Appendix 2, Map 017. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Bay Street, Chelverton Terrace, Durness Place, Elgin Place, Esther Place, Glenelg Road, Laurie Street, Marellen Drive, Marie Avenue, Ngapara Street, Rosario Crescent, Walton Street, Whale Cove, and William Bayes Place, Red Beach; Blue Heron Rise, Brian Crescent, Cooper Road, D'Oyly Drive, Duncansby Road, Gledstane Road, Greta Place, Joydon Place, Lea Place, Mably Court, Northview Road, Shadon Place, Springtime Crescent, Vipond Road, Waiora Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.104	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Tindalls Bay. Refer to Appendix 2, Map 018. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Ardern Avenue, Swann Beach Road, and The Crescent, Manly; Capitol Road, Matakatia Parade, Whangaparaoa Road, and Zita Avenue, Matakatia; Ardern Avenue and Swann Beach Road, Stanmore Bay; De Luen Avenue, The Crescent, and Tindalls Bay Road, Tindalls Beach]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.105	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Gulf Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Gulf Harbour. Refer to Appendix 2, Map 019. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Double Bay Place, Fishermans Cove, Pacific Parade, Siesta Terrace, and Whangaparaoa Road, Army Bay; Belle-Mer Place, Clansman Terrace, Island View Drive, Okoromai Views, and Shakespear Road, Okoromai Bay; Admiralty Rise, Alec Craig Way, Gulf Harbour Drive, Javelin Close, Kensington Terrace, Regency Park Drive, and Whangaparaoa Road, Hobbs Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Admiralty Rise, Bella Vista Drive, Binnacle Rise, Greenway Rise, Gulf Harbour Drive, and Pleasant Way, Hobbs Bay]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.106	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Silverdale. Refer to Appendix 2, Map 020. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waterloo Road, Silverdale]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.107	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Silverdale. Refer to Appendix 2, Map 020. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Blue Gum Avenue, Tavern Road, Blanc Road, and Foundry Road, Silverdale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.108	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Stanmore Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Stanmore Bay. Refer to Appendix 2, Map 021. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Ferry Road, Kestrel Heights, and Mollyhawk Rise, Arkles Bay; Arun Street, Beverley Road, Brightside Road, Claude Road, Elliston Crescent, Holiday Road, Joydon Place, Kauri Road, Langton Road, Te Ruru Way, Vipond Road, and Whangaparaoa Road, Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cochrane Avenue, Ferry Road, and Wade River Road, Arkles Bay; Barwick Place, Bloomfield Rise, Matai Road, Moera Place, Penton Road, Puarangi Lane, Rata Road, Red Hibiscus Road, Rishworth Avenue, Wade River Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.109	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone at Stanmore Bay. Refer to Appendix 2, Map 021. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, and Mata Lane, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.110	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Stillwater. Refer to Appendix to, Map 021 [inferred: proposes to rezone some or all of the properties in these streets from Residential Single House Zone to Residential - Mixed Housing Urban Zone, includes: Coastal Heights, Cockle Place, Donald Place, Duck Creek Road, Flounder Point Road, Gurnard Road, Inlet Views, Snapper Road, Stillwater Crescent, and Upper Duck Creek Road, Stillwater]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.111	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Whangaparāoa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whangaparāoa. Refer to Appendix 2, Map 022. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arkles Strand, Ferry Road, Hawaiian Parade, Kestrel Heights, Mollyhawk Rise, and Palm Cove, Arkles Bay; Ardlui Avenue, Beach Road, Brandon Road, Brixton Road, Brown Street, Cross Street, East Avenue, East Point, Glamis Avenue, Glengarry Avenue, Hurdlow Place, Kawau Island Avenue, Ladies Mile, Laurence Street, Manly Park Avenue, Monyash Road, Moreton Drive, Motuora Road, Motutapu Avenue, Onepu Lane, Rawhiti Road, South Avenue, Spinnaker Point, Sundown Avenue, Swann Beach Road, The Circle, The Crescent, The Esplanade, Tindalls Bay Road, Tiri Road, Tulip Close, Walbrook Road, Whangaparaoa Road, and Zealandia Road, Manly; Capitol Road, Matakatia Parade, Tiri Road, and Whangaparaoa Road, Matakatia; Ardern Avenue, Bonita Avenue, Glanville Close, Rata Road, Rimu Road, Stanmore Bay Road, Swann Beach Road, and Te Ruru Way Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Arkles Drive, Arkles Strand, Cochrane Avenue, Ferry Road, Herman Street, Margaret Place, McKenzie Avenue, Wade River Road, Whangaparaoa Road Arkles Bay, Glengarry Avenue, Homestead Road, Kawau Island Avenue, Kenneth Hopper Place, Ladies Mile, Layton Road, Little Barrier Avenue, Manly Heights, Motutapu Avenue, Onepu Lane, Polkinghorne Drive, Rakino Avenue, Shuttleworth Place, Stanmore Bay Road, The Circle, Tower Hill, Whangaparaoa Road, Zealandia Road Manly, Bonita Avenue, Delshaw Avenue, Elan Place, Grandview Road, Link Crescent, Matai Road, Orca Drive, Penton Road, Rata Road, Red Hibiscus Road, Rishworth Avenue, Seafarer Crescent, Stanmore Bay Road, Wade River Road, Waititiro Rise Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.112	Kāinga Ora	Insert a Height Variation Control of 22m for part of the Business - Mixed Use Zone in Whangaparāoa. Refer to Appendix 2, Map 022. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, Elan Place, Rishworth Avenue, and Link Crescent, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.113	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Parakai. Refer to Appendix 2, Map 025 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Aitkenhead Court, Chic Gardens, Fordyce Road, Mary Keane Lane, Parakai Avenue, Parkhurst Road, Pengelly Place, Raabia Close, Rere Place, Springs Road, Te Moau Avenue, and Waiwera Avenue, Parakai; Awaroa Road, Miro Street, Railway Street, and Stewart Street,Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.114	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Helensville. Refer to Appendix 2, Map 026 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Amberly Rise, Audrey Luckens Lane, Awa Avenue, Awaroa Road, Cabeleigh Drive, Captain Street, Commercial Road, Downer Street, Empressa Heights, Forlong Rise, Garfield Road, Gerald Stokes Avenue, Gow Street, Green Lane, Hand Road, Inland Road, Kaipara Crescent, Kanono Way, Karaka Street, Kassa Rise, Kawariki Road, Kowhai Street, Lewann Lane, Mahi Road, Makiri Street, Mangakura Road, McLeod Street, Mill Road, Minerva Avenue, Miro Street, Nelson Street, Panui Avenue, Porokaiwhiri Avenue, Porter Crescent, Puriri Street, Rata Street, Rauta Way, Rautawhiri Road, Rimu Street, Riverboat Lane, Rongomai Street, St James Avenue, St Julia Court, Taupata Lane, Te Kauri Place, Urumaraki Avenue, and Wishart Road, Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.115	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Okura. Refer to Appendix 2, Map 027 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Deborah Place, Gails Drive, Okura River Road, and Valerie Crescent, Okura; Glenvar Road, and Stredwick Drive, Torbay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.116	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Long Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Long Bay. Refer to Appendix 2, Map 028 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Headsail Drive, Kina Place, and Longshore Drive, Long Bay; Clensmore Place, Cliff Road, Gilberd Place, Glenvar Road, Jayne Place, and Moorgreen Heights, Torbay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ashley Avenue, Barque Rise, Bight Road, Bounty Road, Caldera Drive, Cavalli Road, Coastal Court, Coastview Lane, Copper Lane, Eastreef Court, Fender Place, Flotilla Place, Glenvar Ridge Road, Greenlink Rise, Headland Drive, Hopetea Street, Keel Street, Killick Place, Kiokio Street, Longshore Drive, Luff Place, Makura Road, Moki Place, Nerita Place, Pennant Street, Ruku Street, Tawatawa Street, Te Oneroa Way, Tikati Rise, Tuangi Street, Turutu Place, Uranga Lane, and Windlass Street, Long Bay; Ashcraig Court, Auld Street, Beach Road, Cliff Road, County Road, Glenvar Road, Long Bay Drive, Manuwai Road, Morlie Place, Toroa Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.117	Kāinga Ora	Rezone Rural - Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone near Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Rural –Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway and Perekia Street, Albany; Stevensons Crescent Albany Heights]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.118	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway, and Perekia Street Albany; Stevensons Crescent Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.119	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights, Oteha and Northcross. Refer to Appendix 2, Map 030. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aoraki Crescent, Golden Morning Drive, New Dawn Lane, Waka Street Albany Heights, Celina Place Browns Bay, Countryside Way, East Coast Road, Lonely Track Road Fairview Heights, Flavia Close, Helen Ryburn Place, and Kate Sheppard Avenue Torbay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kewa Road Albany Heights, Branston Avenue, Capricorn Place, Carlisle Road, Kegworth Place, Limmer Place, Newstead Avenue, Oldham Place, Stapleford Crescent, Wilkinson Way, and Woodlands Crescent Browns Bay; Borneo Drive, Catlins Place, Fairview Avenue, Hilton Close, Hornbill Drive, Ilam Lane, Mackwell Road, McMenamin Place, Ohau Court, Oteha Valley Road, Para Close, Pharlap Drive, Rising Parade, Springvale Drive, Tekapo Rise, Travis View Drive, Trotting Terrace Fairview Heights, Barker Rise, Cairnbrae Court, Carlisle Road, Corricvale Way, Deverell Place, Eagleson Street, East Coast Road, Greenleaf Way, Harrowglen Drive, Heatherleigh Rise, Idyll Place, Jomard Terrace, Keating Rise, Kirkdale Place, Lakeridge Close, Neilon Place, Nor'East Drive, Nottingham Place, Oteha Valley Road, Pharlap Drive, Sartors Avenue, Topliss Drive, Woodridge Avenue Northcross, Andersons Road, Canyon Drive, Fernhill Way, Fields Parade, Gleanor Avenue, Horizon View Road, John Jennings Drive, Marbella Crescent, Nimstedt Avenue, Northcross Drive, Ponderosa Drive, Sohlue Place, Sonoma Crescent, Spring Valley Place, Sunnydale Place, Sunvista Avenue, Vicente Place Oteha, Acacia Road, Carlisle Road, East Coast Road, and Halder Place Torbay]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.120	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones at Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha.] [Inferred: proposes height variation control requests of 43 metres for some or all business zoned properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.121	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Browns Bay, Waiake and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Sandiacre Way, and Stapleford Crescent Browns Bay; Awaruku Road, Beach Road, Bronwyn Place, Carina Crescent, Charmaine Road, Cliff Road, Deep Creek Road, Fitzwilliam Drive, Freya Place, Glamorgan Drive, Glenvar Road, Gray Crescent, Infidel Place, Marama Street, Moorgreen Heights, Rewi Street, Reynolds Place, Ringwood Street, Rock Isle Road, Sealy Road, Stredwick Drive, Waiake Street, and Weatherly Road Torbay; Beach Road, and Sharon Road, Waiake] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone: includes Argyle Road, Arran Road, Bayview Road, Beach Road, Branston Avenue, Browns Bay Road, Capricorn Place, Carlisle Road, Clifton Road, Glencoe Road, Hollyhock Place, Kegworth Place, Manly Esplanade, Nigel Road, Oaktree Avenue, Oban Road, Orchard Road, Paterson Mews, Philson Terrace, Pipi Place, Stapleford Crescent, Valley Road, Wilk Lane, Wilkinson Way, and Woodlands Crescent Browns Bay; Beechwood Road, Browns Bay Road, Hyde Road, and Mirwill Road Rothesay Bay; Acacia Road, Airey Place, Alexander Avenue, Auld Street, Beach Road, Carlisle Road, County Road, Deep Creek Road, Finchley Road, Firth Road, Garden Lane, Gray Crescent, Holt Avenue, Killarney Avenue, Law Street, Long Street, Mawson Avenue, Mizpah Road, Orne Street, Rewi Street, Rock Isle Road, Sealy Road, Sunburst Lane, Tainui Street, Tipau Street, Toroa Street, Waiake Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay; Beach Road, Clifton Road, Deep Creek Road, Hebron Road, Mizpah Road, Newburn Road, Orchard Road, Ridge Road, Sharon Road, and Tiri View Place Waiake]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.122	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Inverness Road, Bute Road, Glen Road, Beach Road, Anzac Road, and Wilk Lane, Browns Bay; Beach Road, Torbay; Hebron Road, Waiake.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.123	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Albany. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany. Refer to Appendix 2, Map 032 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Centaur Close, Landing Drive, and Wharf Road Albany] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Agnew Place, Albany Highway, Dairy Flat Highway, Fishwicke Lane, Georgia Terrace, Lomas Way, The Avenue, and Widdison Place Albany; Dairy Flat Highway Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.124	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various business zones at Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.125	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Browns Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany, Oteha, Pinehill, Browns Bay, and Windsor Park. Refer to Appendix 2, Map 033 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mistletoe Place, and Redwing Street, Browns Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Young Drive, Bushlands Park Drive, Clemow's Lane, Denim Place, Excelsa Place, Floyd's Lane, Kristin Lane, Marquette Avenue, Mountain Beech Rise, Red Shed Lane, Rosedale Road, Sophora Way, and Villanova Place Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, Palliser Lane, and Serrata Place Browns Bay; Crimson Park, East Coast Road, Fernhill Way, Hooten Place, Margaret Henry Crescent, May Potter Close, Pannill Place, Pocock Lane, Ponderosa Drive, Prevost Lane, and Spencer Road Oteha; Andara Close, Arirang Rise, Ballintra Close, Buncrana Place, Bundoran Way, Caldwell Place, Carberry Lane, Carnell Lane, Carrigans Close, Colliston Rise, East Coast Road, Glen Bay Close, Greville Road, Hauraki Crescent, Hugh Green Drive, Kilkelly Avenue, Killybegs Drive, Malin Place, Mana Lane, Manu Place, Mulroy Place, Rathmullen Place, Rosedale Road, Rosses Place, Spencer Road, Taroka Close, and Te Hoe Grove Pinehill; Bluestone Rise, Burnside Court, Emerald Way, Jade Court, Opal Close, and Stonedge Lane Rosedale; Baulcomb Parade, East Coast Road, Graham Collins Drive, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.126	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43 metres for various business zones in parts of Albany. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rosedale Road, Rosedale.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.127	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Rothesay Bay, Murrays Bay, Mairangi Bay and Campbells Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rothesay Bay, Murrays Bay, Mairangi Bay, Campbells Bay and Windsor Park. Refer to Appendix 2, Map 034. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Channel View Road, Kahikatea Close, Kowhai Road, Park Rise, The Esplanade, and View Road, Campbells Bay; View Road, and Whitby Crescent Mairangi Bay; Churchill Road, and Portal Place Murrays Bay; Churchill Road, and Rothesay Bay Road Rothesay Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayside Drive, Beach Road, Browns Bay Road, Helvetia Drive, and Ridge Valley Drive Browns Bay; Beach Road, and Kowhai Road Campbells Bay; Agathis Avenue, Amante Crescent, Beach Road, Brighton Terrace, Coromandel Crescent, East Coast Road, Elizabeth Place, Galaxy Drive, Hastings Road, Honeysuckle Lane, Hythe Terrace, Jeanette Place, Jutland Street, Kilduff Place, Kiri Place, Kowhai Road, Manaia Place, Marigold Place, Matipo Road, Maxwelton Drive, Mayfair Crescent, Montrose Terrace, Nereus Place, Newhaven Terrace, Noumea Place, Penzance Road, Ponui Place, Ramsgate Terrace, Scarboro Terrace, Sidmouth Street, St Ives Terrace, Sunrise Avenue, Surville Place, Theodora Place, Tudor Place, Whitby Crescent, and Wisteria Way Mairangi Bay; Aotearoa Terrace, Beach Road, Bournemouth Terrace, Brighton Terrace, Churchill Road, Clematis Avenue, Falmouth Street, Folkestone Street, Gulf View Road, Jellicoe Road, Lyons Avenue, Montana Avenue, Portal Place, Rossmore Terrace, Scarboro Terrace, Seaton Road, Sunrise Avenue, The Bays Rise, Vaughan Crescent, Westbourne Road, and Wyoming Avenue Murrays Bay; Ascension Place, State Highway 1 Rosedale, Beach Road, Beulah Avenue, Braemar Road, Browns Bay Road, Churchill Road, Garadice Road, Gulf View Road, Hyde Road, Kiteroa Terrace, Knights Close, Knights Road, Korotaha Terrace, Leith Way, Masterton Road, Miri Road, Montgomery Avenue, Rothesay Bay Road, Sandown Road, and Shearwater Rise Rothesay Bay; Altair Place, Centorian Drive, Delisle Place, East Coast Road, Landsberg Way, Mercury Lane, Noel Williams Place, Ronald MacKen Place, Scorpio Place, Strabo Place, Sunset Road, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.128	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Rothesay Bay, Murrays Bay and Mairangi Bay. Refer to Appendix 2, Map 034. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Sidmouth Street, and Montrose Terrace, Mairangi Bay; Beach Road, Murrays Bay; Lyons Avenue, Beach Road, Montgomery Avenue, and Knights Road, Rothesay Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.129	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Waimauku. Refer to Appendix 2, Map 035. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Muriwai Road, Muriwai Valley; Waikoukou Valley Road, Waikoukou Valley; Amber Place, Buttercup Place, Cane Road, Cloverfields Drive, Denehurst Drive, Factory Road, Freshfields Road, Gavinike Place, Grassfield Place, Mabbett Lane, Muriwai Road, Murray Way, Pheasant Lane, Pondview Lane, Pukemarino Road, Rosella Grove, Sarah Todd Lane, School Road, Solan Drive, State Highway 16, The Rise, Tokatai Road, Waikoukou Valley Road, Waimauku Station Road, and Wintour Road Waimauku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.130	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Aporo Drive, Ara Kakara Avenue, Aro Mato Place, Bellamont Street, Coote Way, Cutfield Lane, Eric Farley Drive, Fred White Drive, Fruitlands Road, Gemscott Crescent, Gilbransen Road, Hooton Drive, Huarahi Pai Road, Jane Maree Road, Josh Road, Kahika Grove, Kauri Grove Drive, Kohia Way, Korako Drive, Kuawa Drive, Larmer Drive, Len Ireland Drive, Lewis Younie Road, Lockyer Road, Madden Avenue, , Malbec Place, Maple Lane, Matua Road, McIndoe Road, Merlot Heights, Nobilo Road, Oraha Road, Orchard Lane, Paihere Street, Parlane Drive, Pititi Lane, Pohue Avenue, Raymond Grace Avenue, Remana Crescent, Robert Might Road, Sir Lincoln Drive, State Highway 16, Station Road, , Tapu Road, Tilly Lane, , Trigg Road, Van Rixel Drive, Vinistra Road, Vintners Close, Vogwill Road, Waina Drive, Walter Ruddock Avenue, Will Street, and Winfield Road Huapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban, includes: Main Road, Sunny Crescent, and Tokay Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.131	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Babina Avenue, Cara Avenue, Croatia Avenue, Dida Park Drive, Kartolina Crescent, Kriletich Drive, Lumbarda Drive, Nellie Drive, Nobilo Road, Papa Orchard Drive, Podgora Avenue, Schoolside Road, Tarras Road, Vintry Drive, and Winfield Road Huapai]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.132	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Babos Avenue, Burns Lane, Kahika Grove, Konoba Avenue, Nobilo Road, Reserva Crescent, Rheingold Place, Sauterne Road, and Tarara Lane, Huapai; Weza Lane, Riverhead Road Kumeu] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Matua Road, Oraha Road, and Pinotage Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.133	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Nobilo Road, Schoolside Road, Resnik Crescent, Winfield Road, Tarras Avenue, Kartolina Crescent, Accolage Boulevard, Balthazar Road, Barrels Close, Barrique Road, Blatina Drive, Cara Avenue, Cooperage Avenue, Grenache Way, Jeroboam Loop, Magnum Drive, Moemoea Avenue, Piccolo Court, Ropere Street, Verdot Close, Zadar Street Huapai]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.134	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Riverhead. Refer to Appendix 2, Map 038. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albert Street, Alexandra Street, Alice Street, Applemoors Way, Arthur Street, Byron Drury Way, Cambridge Road, Canoe Lane, Coatesville-Riverhead Highway, Cobblers Lane, Crabb Fields Lane, Dinning Road, Drovers Way, Duchess Way, Duke Street, Edward Street, Elliot Street, Floyd Road, George Street, Great North Road, Grove Way, Gumdiggers Lane, Jelas Drive, Jessie Rise, Kaipara Portage Road, Kanga Lane, Kelly Road, Kent Street, Kent Terrace, King Street, Lam Terrace, Leebank Crescent, Maude Street, Mill Grove, Munford Lane, Newton Road, Nikau Way, Norglen Lane, Orchard Terrace, Pitoitoi Drive, Pohutukawa Parade, Princes Street, Queen Street, Riverhead Point Drive, School Road, Short Road, Sussex Terrace, Tauwaka Crescent, Te Roera Place, The Landing, Turpin Road, Walnut Road, Wautaiti Drive, Wharf Road, William Blake Way, and York Terrace, Riverhead]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.135	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Schnapper Rock and Greenhithe. Refer to Appendix 2, Map 039. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anehu Place, Awatahi Place, Blacks Road, Churchouse Road, Durbin Court, Eastvale Close, Greenhithe Road, Henry Blyth Lane, Kingfisher Grove, Monkton Close, Oratau Place, Oscar Road, Rame Road, Roland Road, Samuel Cross Place, Te Wharau Drive, and Waipuia Place Greenhithe; Aberley Road, Kittiwake Drive, Kyle Road, Lucas Creek View Way, Schnapper Rock Road, and Third Fairway Place, Schnapper Rock]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.136	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Refer to Appendix 2, Map 040. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Glen Vista Place, Glendhu Road, and Treetops Way, Bayview] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Elliott Avenue, Fernwood Grove, Glen Vista Place, Glendhu Road, Glenfield Road, James Street, Manuka Road, Sapphire Place, Spinella Drive, and Winifred Avenue, Bayview; Glenfield Road, Birkenhead; Glenfield Road, Hogans Road, James Street, Mossop Rise, St Thomas More Lane, and Wairau Road Glenfield; Albany Highway, Greenhithe; Aralia Road, Kama Place, Salamanca Road, Sycamore Drive, and Tahu Crescent, Sunnynook; Athena Drive, Atlantis Place, Ayton Drive, Cassandra Grove, Girrahween Drive, Glenfield Road, Glenvale Place, Highgrove Lane, Romulus Place, Sunset Road, Tableau Place, Tacitus Place, Target Road, Thalia Place, Totaravale Drive, Trias Road, and Wairau Road, Totara Vale; Albany Highway, Andros Place, Barbados Drive, Caribbean Drive, Devonshire Road, Exeter Place, Felicity Place, Jumento Place, Mandeville Place, Meadowood Drive, Merida Place, Santiago Crescent, Sevilla Place, Sunset Road, Tenbless Court, and Tyrico Close, Unsworth Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.137	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Neighbourhood Centre Zone in Glenfield and Wairau. Refer to Appendix 2, Map 040. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Glenfield Road, and James Street, Glenfield]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.138	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Sunnynook, Forrest Hill, Campbells Bay, Castor Bay, and Milford. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Sunnynook, Forrest Hill, Milford and Castor Bay. Refer to Appendix 2, Map 041. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Cloverly Crescent, Huntly Road, Red Bluff Rise, and The Esplanade Campbells Bay; Beach Road, Castor Bay Road, and The Esplanade Castor Bay; Craig Road Milford] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Bevyn Street, Commodore Parry Road, East Coast Road, Heathcote Road, Inga Road, Penning Road, Prestige Place, and Seaview Road Castor Bay; Baltimore Place, Becroft Drive, Blakeborough Drive, Catalina Crescent, East Coast Road, Gordon Avenue, Grenada Avenue, Kennedy Avenue, Linwood Avenue, Longwood Place, Lyttelton Avenue, Madison Place, Manutara Avenue, Meadowvale Avenue, Merriefield Avenue, Morton Avenue, Newport Place, Rosemary Avenue, Santa Rosa Terrace, September Place, Springfield Street, Sunnynook Road, Trevone Place, Wilmington Place, and Woodstock Road Forrest Hill; Alma Road, Anakiwa Place, Argyle Terrace, Cecil Road, Craig Road, Crete Avenue, Dallinghoe Crescent, East Coast Road, Frater Avenue, Gordon Avenue, Holiday Road, Inga Road, Kitchener Road, Milford Road, Nile Road, Ocean View Road, Omana Road, Penning Road, Prospect Terrace, Rangitoto Terrace, Saltburn Road, Seaview Road, Shakespeare Road, Stanley Avenue, Stratford Avenue, Sudan Avenue, Tobruk Crescent, Wolsley Avenue, and Woodbridge Lane Milford; Cassia Place, Datura Place, East Coast Road, Erica Road, Heather Place, Jonathan Place, Juniper Road, Kerria Place, Lavery Place, Lyford Crescent, Regency Place, Sequoia Place, Sunnynook Road, Sunset Road, Sycamore Drive, Tobago Place, Tonkin Drive, Trinidad Road, and Wylie Avenue Sunnynook; Altair Place, Mira Place, and Sunset Road Windsor Park]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.139	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones In parts of Wairau Valley, Sunnynook, Forrest Hill and Milford. Refer to Appendix 2, Map 041. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Link Drive, Wairau Valley; Grenada Avenue, Forrest Hill; East Coast Road, Milford; Tonkin Drive, and Sunset Road, Sunnynook.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.140	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone at Milford. Refer to Appendix 2, Map 042. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kitchener Road, Muritai Road, and Ocean View Road Milford]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.141	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Creek, and Mamari Road, Whenuapai]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.142	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Airport Road, Bomber Lane, Boyes Avenue, Brigham Creek Road, Camp X Place, Dale Road, Hangar Lane, Harewood Street, Joseph McDonald Drive, Kainga Lane, Kopuru Road, Lilley Terrace, Mamari Road, Maramara Road, McCaw Avenue, McEwan Street, Nils Andersen Road, Pamu Road, Pinefield Road, Propeller Avenue, Rigby Drive, Ripeka Lane, Roundel Crescent, Spriggs Lane, Timbermill Road, Totara Road, Whenuapai Drive, and Wicket Lane Whenuapai]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.143	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Whenuapai . Refer to Appendix 2, Map 043. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, Whenuapai]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.144	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Whenuapai and Herald Island. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville. Refer to Appendix 2, Map 044. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Coleman Avenue, Duncan Rise, Ferry Parade, George Avenue, and The Terrace Herald Island; Kauri Road, Kingsway Road, Kowhai Road, Pohutukawa Road, Punga Road, Totara Road, and Waimarie Road Whenuapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Clark Road, David Carnegie Road, Hapine Lane, Hapori Whanui Lane, Hobsonville Point Road, Hobsonville Road, Ko Nui Place, Ko Tohu Place, Limeburners Close, Lockheed Street, Malcolm Calder Road, Mapou Road, Matimati Place, Nugget Avenue, Piko Lane, Rangitamiro Place, Raranga Lane, Ringa Matau Road, Ringamaui Place, Scott Road, Sidney Wallingford Way, Tarakoi Road, Te Aho Matua Road, Te Rau Place, Te Rito Road, Teal Way, Uma Grove, Vazey Way, Waenganui Road, Whatu Lane, Whiri Lane, Williams Road, and Wiseley Road Hobsonville]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.145	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 044. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Settlers Avenue, Memorial Park Lane, Pottery Crescent, Carder Court, Glenae Lane, Falcon Crescent, Brigham Creek Road, Hobsonville Road, and Danby Court, Hobsonville.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.146	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Greenhithe and Herald Island. Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beach Haven. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beach Haven. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Aeroview Drive, Amelia Place, Beach Haven Road, Dakota Avenue, Fairclough Road, Fordham Street, Japonica Drive, Keith Smith Avenue, Lancaster Road, Melba Street, Neptune Avenue, O'Donn Avenue, Oruamo Place, Packham Place, Paragon Avenue, Rambler Crescent, Ranch Avenue, Rosecamp Road, Sispara Place, and Telstar Place Beach Haven;Flaxdale Street, Hellyers Street, Lanigan Street, Papa Place, Saffron Street, and Tiri Tiri Road Birkdale; Austin Road, Greenhithe Road, Kimberly Grove, Koki Road, Marae Road, Olwyn Place, Rahui Road, Rame Road, Remu Place, Tauhinu Road, and The Close Greenhithe; Alison Avenue, Ferry Parade, The Terrace, and Twin Wharf Road Herald Island; Tahingamanu Road Hobsonville]Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.147	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes:Tahingamanu Road Hobsonville]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.148	Kāinga Ora	Insert a Height Variation Control of 37 metres for parts of the Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Launch Road, and Marlborough Crescent, Hobsonville.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.149	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Birkdale,Glenfield, Bayview and Hillcrest. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glenfield and Hillcrest. Refer to Appendix 2, Map 046 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Anne McLean Drive, Arcadia Crescent, Bryers Place, Eugen Place, Lynn Road, Manuka Road, Morriggia Place, Pemberton Avenue, Ramonda Close, Randal Place, Standish Place Bayview, Beach Haven Road, Lancaster Road Beach Haven, Beach Haven Road, Beeche Place, Canongate Street, Castleton Street, Eskdale Road, Flaxdale Street, Hellyers Street, Hobby Avenue, Ivy Place, Lauris Place, McPhail Street, Salisbury Road, Vandeleur Avenue, Verbena Road, and Vonnell Place Birkdale; Beaudine Avenue, Brunton Place, Chedworth Drive, Domain Road, Embassy Place, Hiwihau Place, Kaipatiki Road, Park Road, Redfern Lane, Roberts Road, Seaview Road, Stephanie Close, Tamahere Drive, Valley View Road, Windy Ridge Road, and Wyvern Place Glenfield; Archers Road, Coronation Road, Monarch Avenue, Mountbatten Avenue, Nea Place, Tranquil Glade, and Trelawny Place Hillcrest [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Elliott Avenue, and Manuka Road Bayview; Agincourt Street, Archers Road, Battle Place, Bentley Avenue, Braund Place, Camelot Place, Camrose Place, Capilano Place, Cashmere Place, Chartwell Avenue, Chequers Avenue, Chivalry Road, Clare Place, Colin Wild Place, Contessa Drive, Coronation Road, Cunliffe Place, Diana Drive, Domain Road, Downing Street, Easton Park Parade, Emirau Place, Garner Place, Gladys Avenue, Glenfield Road, Greendale Spur, Greenridge Court, Greenvalley Rise, Hall Road, Hamilton Place, Hatherlow Street, Havana Place, High Road, Hogans Road, Kaipatiki Road, Lancelot Place, Lingfield Street, Manuka Road, Marlborough Avenue, Mayfield Road, McQuoid Place, Mulberry Place, Neal Avenue, Noeleen Street, Ondine Place, Park Road, Pavola Grove, Peach Road, Powrie Street, Ramillies Place, Roberts Road, Rosalind Road, Ross Avenue, Segedin Place, Sovereign Place, Stanley Road, Sunnyfield Crescent, Sunward Rise, Taynith Place, Waverley Avenue, Weldene Avenue, Woodcote Drive, and Wyvern Place Glenfield; Archers Road, Betsland Crescent, Coronation Road, Ensign Place, Glenfield Road, Gretel Place, McDowell Crescent, Menear Lane, Monarch Avenue, Speedy Crescent, Tranquil Glade, and Trelawny Place Hillcrest]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.150	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Glenfield. Refer to Appendix 2, Map 046 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Manuka Road, Bayview; Glenfield Road, Hillcrest; Chartwell Avenue, Chivalry Road, and Coronation Road, Glenfield.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.151	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillcrest, Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Wairau Valley, Milford, Takapuna, Hillcrest, and Northcote. Refer to Appendix 2, Map 047 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes:Cobblestone Lane, Nicholson Place, and Northwick Place Hillcrest; Spencer Terrace Hauraki] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Altona Road, Bond Crescent, Forrest Hill Road, and Wairau Road Forrest Hill; Francis Street, Harley Close, Hart Road, and Spencer Terrace Hauraki; Alton Avenue, Eban Avenue, Evelyn Place, Hillcrest Avenue, Northcote Road, Ocean View Road, Sunnybrae Road Hillcrest, Alma Road, Belmont Terrace, Currey Crescent, Dodson Avenue, Fenwick Avenue, Forrest Hill Road, Kitchener Road, Macbeth Court, Margaret Place, Napoleon Avenue, Nile Road, Otakau Road, Pierce Road, Shakespeare Road, Sylvan Park Avenue, Trafalgar Road, and Waterloo Road Milford; Akoranga Drive, College Road, Kitewao Street, Lake Road, Lenihan Street, Liston Street, Martin Crescent, Northcote Road, Ocean View Road, Paetahi Lane, Potter Avenue, Raupapa Street, Tahinga Street, and Tonar Street Northcote; Dominion Street, Eric Price Avenue, Harley Road, Hurstmere Road, Karaka Street, Killarney Street, Kitchener Road, Lake Pupuke Drive, Lake View Road, Manurere Avenue, Napier Avenue, Ngaio Street, Northcote Road, Puriri Street, Rangitira Avenue, Taharoto Road, Te Uru Lane, and The Promenade Takapuna]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.152	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Wairau Valley, Northcote, Milford, Takapuna and Hillcrest.Refer to Appendix 2, Map 047 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Northcote Road, Ocean View Road, and Sunnybrae Road, Hillcrest; Shakespeare Road, Brook Street, Wairau Road, Thornton Road, Nile Road, Dodson Avenue, Forrest Hill Road, and Kitchener Road, Milford; Akoranga Drive, Northcote Road Northcote, Barrys Point Road, Anzac Street, Rangitira Avenue, Taharoto Road, Ngaio Street, Shea Terrace, Killarney Street, Fred Thomas Drive, Dominion Street, Northcote Road, Karaka Street, Greydene Place, Mary Poynton Crescent, and Shakespeare Road, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.153	Kāinga Ora	Rezone Residential - Low Density Residential Zone, to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Milford and Takapuna. Refer to Appendix 2, Map 048 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Clifton Road, and Lake Road Hauraki; The Strand Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Arthur Crescent, Brown Street, Clifton Road, Crichton Terrace, Ewen Street, Francis Street, Harley Close, Harley Road, Hart Road, Hauraki Road, Jutland Road, Lake Road, Norman Road, Purchas Road, Rarere Road, Stone Street, and Tuaone Court Hauraki; Kitchener Road, Muritai Road, and Tiri Road Milford; Audrey Road, Blomfield Spa, Brett Avenue, Earnoch Avenue, Eric Price Avenue, Ewen Street, Gibbons Road, Hurstmere Road, Kitchener Road, Minnehaha Avenue, O'Neills Avenue, Park Avenue, Sanders Avenue, The Strand, Tiri Road, and William Street Takapuna]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.154	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Takapuna. Refer to Appendix 2, Map 048 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lake Road, Blomfield Spa, Park Avenue, and Sanders Avenue, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.155	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Westgate. Refer to Appendix 2 Map 050 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Don Buck Road, Dunlop Road, Fred Taylor Drive, Hiwi Rakau Rise, Jadewynn Drive, Manarini Road, Oma Hoiho Place, Puhikawa Street, and Red Hills Road, Massey; Holmes Drive, Hueglow Rise, Oreil Avenue, and Sumich Place, West Harbour; Awamarino Way, Kapia Road, Kauri Amber Road, Pukewhero Rise, and Wai Place, Westgate; Fred Taylor Drive, Whenuapai]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.156	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Westgate. Refer to Appendix 2 Map 050 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Spring Garden Avenue, Spring Garden Road, Fred Taylor Drive, and Te Oranui Way, Massey]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.157	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville and West Harbour. Refer to Appendix 2, Map 051 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brickworks Bay Road, Ngaroma House Drive, Nightfall Way, Scott Road, and Vazey Way, Hobsonville] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Carder Holland Way, Hobsonville Road, Starlight Cove, Vazey Way, Williams Road, and Wiseley Road, Hobsonville; Katrina Place, Manutewhau Road, Moire Road, Purei Lane Massey Bridgehead Cove, Brougham Place, Buisson Glade, Connemara Court, Crosby Road, Cyril Crescent, Elizabeth Drive, Fitzherbert Avenue, Flaunty Place, Forster Place, Hanson Place, Harbour Lights Close, Hobsonville Road, Hueglow Rise, Kayle Glen, Louise Place, Luckens Road, Midgley Road, Moire Road, Mona Vale, Oakpark Place, Oreil Avenue, Sumich Place, West Harbour Drive, and Wiseley Road, West Harbour; Trig Road, Whenuapai]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.158	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Beachaven and Kauri Park. Refer to Appendix 2, Map 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brigantine Drive, Eucalyptus Place, Hadfield Street, Island Bay Road, Jacaranda Avenue, Pluto Place, Poaka Place, Rangatira Road, Rosecamp Road, Seahorse Place, Valhalla Drive, and Valkyria Place, Beach Haven]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.159	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Maps 051 and 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone, includes: Coast Garden Drive, Landing Path Drive, Limestone Drive, Ngaroma House Drive, Nightfall Way, Ocean Breeze Avenue, Picnic Point Road, Pilot Drive, Scott Road, Seawind Way, Turbine Way, Aviation Drive, Blackbird Lane, Cicada Road, Craigs Way, Greenfinch Road, Gunn Way, Habitat Place, Irving Place, Kano Way, Kearns Drive, Kokowai Parade, Kota Lane, Landing Path Drive, Mantis Lane, Myland Drive, Observation Green, Ocean Breeze Avenue, Parara Way, Picnic Point Road, Pihoihoi Place, Rapunga Drive, Riroriro Road, Roa Avenue, Scott Road, Silvereye Road, Tai Crescent, Toanui Road, Treloar Crescent, and Turret Lane, Hobsonville]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.160	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Birkdale, Kauri Park, Beachaven, Chatswood, Birkenhead and Chelsea. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Birkdale, Kauri Park, Beachaven, Chatswood and Birkenhead. Refer to Appendix 2, Map 053 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Island Bay Road, Pluto Place, and Rangatira Road, Beach Haven; Abbeygate Street, Canongate Street, Castleton Street, Flynn Street, Verbena Road, and Verran Road, Birkdale; Balmain Road, Berne Place, Bridge View Road, Brussells Place, Caram Place, Catrina Avenue, Havenwood Place, Hebe Place, Hinemoa Street, Inglis Street, Kauri Road, Maunganui Road, Paris Place, Park Hill Road, Pupuke Road, Ridgewood Crescent, Roseberry Avenue, Tizard Road, Tui Glen Road, Verran Road, Vienna Place, and Wanganella Street, Birkenhead; Blundell Place, David Beattie Place, Heaton Grove, Homewood Place, Langstone Place, Mappin Place, Mosman Place, Onetaunga Road, Porritt Avenue, Portsea Place, and Ravenstone Place, Chatswood; Betsland Crescent, McDowell Crescent, Hillcrest; and Raymond Terrace, Northcote] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Rangatira Road, Beach Haven; Birkdale Road, Gatman Street, Monte Cassino Place, Rangatira Road, Verbena Road, and Verran Road, Birkdale; Aorangi Place, Balmain Road, Birkenhead Avenue, Brassey Road, Bridge View Road, Catrina Avenue, City View Terrace, Colonial Road, Coroglen Avenue, Eskdale Road, Felstead Street, Glade Place, Glenbush Place, Glenfield Road, Glenwood Avenue, Highbury Bypass, Hinemoa Street, Huka Road, Ian Marwick Place, Inkster Street, John Court Street, Kauri Road, Le Roy Terrace, Learmonth Avenue, Mahara Avenue, Maika Lane, Mariposa Crescent, Maritime Terrace, Maunganui Road, Miraka Place, Mokoia Road, Mollyhawk Place, Onewa Road, Palmerston Road, Paris Place, Park Avenue, Park Hill Road, Pullum Street, Pupuke Road, Rangatira Road, Rawene Road, Roseberry Avenue, Rugby Road, Satchell Place, Telephone Road, Titiwai Place, Tizard Road, Verran Road, Waipa Street, Wakanui Street, Waratah Street, West Glade Crescent, and Willow Avenue, Birkenhead; Balmain Road, Barlow Place, Blundell Place, Calman Place, Chatswood Grove, Chelsea View Drive, Colonial Road, Fitzpatrick Place, Heaton Grove, Holyoake Place, Makepiece Place, Mappin Place, and Porritt Avenue, Chatswood; Bank Street, Glenfield Road, McDowell Crescent, Moore Street, Pupuke Road, and Tilden Avenue, Hillcrest; Gladstone Road, Kauri Glen Road, Onewa Road, Park Avenue, Valley Road, and Wernham Place, Northcote]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.161	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Kauri Park, Birkdale, Chatswood and Birkenhead. Refer to Appendix 2 Map 053 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rawene Road, Hinemoa Street, Mokoia Road, and Rugby Road, Birkenhead; Rangatira Road, and Birkdale Road, Birkdale]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.162	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Northcote, Northcote Point, Bayswater and Hauraki. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Northcote, Northcote Point and Hauraki . Refer to Appendix 2, Map 054 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Lansdowne Street, Marine Terrace, and Norwood Road, Bayswater; Awanui Street, Hinemoa Street, Hinemoa Terrace, Learmonth Avenue, Maritime Terrace, Peregrine Place, and Wakanui Street, Birkenhead; Charles Street, Francis Street, Herbert Street, Jutland Road, Pine Ridge Terrace, and Walter Street, Hauraki; Exmouth Road, Heath Avenue, Matanui Street, McBreen Avenue, Puawai Place, Raymond Terrace, Seaview Avenue, Sylvan Avenue, Tarahanga Street, and Toi Toi Place, Northcote; Alfred Street, Bartley Street, Beach Road, Church Street, Clarence Road, Denby Lane, Hall Street, King Street, Milton Road, Nelson Avenue, Princes Street, Queen Street, Richmond Avenue, Rodney Road, Stafford Road, Sulphur Beach Road, Tennyson Street, Vincent Road, Waimana Avenue, and Wilding Avenue, Northcote Point; and Walter Street Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Charles Street, Francis Street, Hart Road, Spencer Terrace, and Sydney Street, Hauraki; Lynngate Place, Ocean View Road, and Pupuke Road, Hillcrest; Arahia Street, Bush View Lane, College Road, Deuxberry Avenue, Dudding Avenue, Exmouth Road, Fairfax Avenue, Fowler Street, Gladstone Road, Herons Way, Holdaway Avenue, Howard Road, James Evans Drive, Kaihu Street, Kororo Street, La Roche Place, Lake Road, Mahuta Grove, Martin Crescent, Matanui Street, McBreen Avenue, Nutsey Avenue, Ocean View Road, Onewa Road, Paruru Avenue, Puawai Place, Pupuke Road, Raleigh Road, Raymond Terrace, Sampson Lane, Seaview Avenue, St Peters Street, Sylvan Avenue, Toi Toi Place, Valley Road, and Woodside Avenue, Northcote; Belle Vue Avenue, Bruce Street, Church Street, Faulkner Road, Onewa Road, Queen Street, Richmond Avenue, Rodney Road, Waimana Avenue, and Wilding Avenue, Northcote Point]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.163	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Centre Zone in Northcote and Northcote Point. Refer to Appendix 2 Map 054 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Onewa Road, and Akoranga Drive Northcote; and Queen Street, Northcote Point]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.164	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Belmont, Bayswater, Hauraki, Narrow Neck, and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Belmont, Hauraki, Narrow Neck, and Devonport. Refer to Appendix 2, Map 055 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Birkley Road, Norwood Road, and Sandy Bay Road, Bayswater; Evan Street, Eversleigh Road, Keys Street, Seacliffe Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Aramoana Avenue, Arawa Avenue, Ariho Terrace, Bath Street, Beaconsfield Street, Bulwer Street, Cambria Road, Cowper Street, Derby Street, Empire Road, Grahame Street, Grove Road, Kawerau Avenue, Lytton Street, Matai Road, Merwood Lane, Moata Place, Ngataringa Road, Oxford Terrace, Plymouth Crescent, Rata Road, Sinclair Street, Tainui Road, Vauxhall Road, Wairoa Road, and Wesley Street, Devonport; St Leonards Road, Hauraki; Ascot Avenue, Bath Street, Grove Road, Hamana Street, Morrison Avenue, North Avenue, Old Lake Road, Seacliffe Avenue, Turnbull Road, Vauxhall Road, and Wairoa Road Narrow Neck] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayswater Avenue, Cassino Street, David Street, Diomede Street, Egremont Street, Moana Avenue, Philomel Crescent, and Roberts Avenue, Bayswater; Alamein Avenue, Bardia Street, Bayswater Avenue, Bellcroft Place, Coronation Street, Corrella Road, Egremont Street, Lake Road, Maleme Avenue, Merani Street, Moa Street, Moana Avenue, Montgomery Avenue, Opua Street, Preston Avenue, Roberts Avenue, Seacliffe Avenue, Tui Street, Westwell Road, Williamson Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Ariho Terrace, Bulwer Street, Cowper Street, Derby Street, Empire Road, Everest Street, Lake Road, Maleme Avenue, Mozeley Avenue, Owens Road, Regent Street, and Victoria Road, Devonport; Bayview Road, Birchfield Road, Fentham Road, Francis Street, Hororata Road, Jutland Road, Lake Road, Norman Road, Northboro Road, Northumberland Avenue, Onepoto Road, and Stone Street, Hauraki; Fraser Road, Lake Road, and Old Lake Road, Narrow Neck]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.165	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Hauraki, Belmont, and Devonport. Refer to Appendix 2 Map 055 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moana Avenue, School Road, Corrella Road, Lake Road, Egremont Street, Bayswater Avenue, and Williamson Avenue, Belmont; Regent Street, and Lake Road, Devonport; and Lake Road, Hauraki]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.166	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Massey. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey. Refer to Appendix 2, Map 058 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anich Road,Birdwood Road, Chorley Avenue, Crompton Road, Hartley Terrace, Kasia Close, Rehia Road, Triangle Road, and Vina Place, Massey; Barrel Crescent, Birdwood Road, Crows Road, Kate Duncan Drive, Kauri Gum Rise, Lumber Rise, and William Calvert Drive, Swanson] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aditi Close, Alloway Street, Baumea Rise, Beauchamp Drive, Bonny Crescent, Breenagh Place, Broadfield Street, Carillon Place, Cherry Tree Place, Cloghan Close, Cyclarama Crescent, Don Buck Road, Frosses Place, Garton Drive, Glenfinn Place, Helleur Road, Impatiens Lane, Kautawa Lane, Keiha Crescent, Kemp Road, Killygordon Place, Lanham Lane, Lawson Creek Street, Makora Road, Mata Road, McClintock Road, McWhirters Farm Lane, Merv Clarke Lane, Morus Road, Paina Crescent, Puhikawa Street, Red Hills Road, Reverie Place, Richfield Crescent, Royal Road, Rush Creek Drive, Tellin Close, Triangle Road, Vadam Road, and Westgate Drive, Massey]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.167	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 058. [inferred: proposes to rezone some or all of the properties in these streets from r5esidential - Single House Zone to Residential - Mixed Housing Urban Zone, includes:Birdwood Road, and Yelash Road, Massey]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.168	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Massey, Royal Heights, Te Atatu Peninsula and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey, Te Atatu Peninsula and Henderson . Refer to Appendix 2, Map 059 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Daytona Road, Preston Avenue Henderson Colwill Road, Darcy Place, Hartley Terrace, and Lowtherhurst Road, Massey; Celsmere Lane, Hughes Terrace, Kotuku Street, Matipo Road, Taioma Crescent, and Waione Avenue, Te Atatu Peninsula]. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Preston Avenue, and Triangle Road, Henderson; Ambar Ridge Avenue, Doone Place, Exotic Place, Halloran Place, Hartley Terrace, Huruhuru Road, Keegan Drive, Kopi Place, Lowtherhurst Road, Manutewhau Road, Taitapu Street, Triangle Road, and Waimumu Road, Massey; Beach Road, Beaufield Lane, Brennan Avenue, Bridgens Avenue, Brookfield Road, Durham Street, Enderby Drive, Gane Lane, Glenhaven Place, Gloria Avenue, Gwendoline Avenue, Helga Crescent, Hughes Terrace, Kaumatua Place, Kervil Avenue, London Street, Matipo Road, Montmere Avenue, Moor Avenue, Neil Avenue, Onemana Way, Peachgrove Road, Piriti Drive, River Road, Roby Street, Springbank Lane, Stokes Avenue, Taikata Road, Te Atatu Road, Thomas Avenue, Waimanu Bay Drive, Waione Avenue, Waipani Road, Ward Crescent, and Wharf Road, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.169	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Te Atatu Peninsula and Henderson. Refer to Appendix 2 Map 059 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Henderson; Gunner Drive, Te Atatu Road, Neil Avenue, Old Te Atatu Road, Hereford Street, and Gloria Avenue, Te Atatu Peninsula]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.170	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Te Atatu Peninsula. Refer to Appendix 2 Map 060 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kawai Rise, Waikura Drive, and Waimanu Bay Drive, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.171	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay. Refer to Appendix 2, Map 061 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes :Annan Street, Argyle Street, Bella Vista Road, Clifton Road, Cremorne Street, Galatea Terrace, Herne Bay Road, Jervois Road, Marine Parade, Masons Avenue, River Terrace, Upton Street, Wairangi Street, and Wolseley Avenue, Herne Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albany Road, Argyle Street, Bayfield Road, Buller Street, Clifton Road, Cox Street, Cremorne Street, Hamilton Road, Hector Street, Herne Bay Road, Jervois Road, Kelmarna Avenue, Lawrence Street, Marine Parade, Masons Avenue, Salisbury Street, Saratoga Avenue, Sarsfield Street, Sentinel Road, Stack Street, Wairangi Street, Wallace Street, West End Road, and Wharf Road, Herne Bay; Hukanui Crescent, Trinity Street, and Wanganui Avenue, Ponsonby; Rawene Avenue, Westmere]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.172	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Jervois Road, Herne Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.173	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Cremorne Street, Stack Street, Argyle Street, River Terrace, Clifton Road, and Wairangi Street, Herne Bay] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.174	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay, and parts of Northcote Point and Stanley Point. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay and St Marys Bay. Refer to Appendix 2, Map 062 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Alma Street, Princes Street, and Queen Street, Northcote Point; Stanley Point Road, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: College Hill, Costley Street, Elizabeth Street, England Street, Georgina Street, Ireland Street, Margaret Street, Pember Reeves Street, Renall Street, Russell Street, Ryle Street, Spring Street, and Wood Street, Freemans Bay; Amiria Street, Curran Street, Hamilton Road, Masefield Avenue, and Sarsfield Street, Herne Bay; Amiria Street, Ardmore Road, Caroline Street, Clarence Street, College Hill, Cowan Street, Dedwood Terrace, Dublin Street, Dunedin Street, Emmett Street, Green Street, Hackett Street, Islington Street, John Street, London Street, Melford Street, New Street, O'Neill Street, Percival Parade, Pompallier Terrace, Ponsonby Terrace, Prosford Street, Provost Street, Redmond Street, Ring Terrace, Scott Street, Sheehan Street, Shelly Beach Road, St Marys Road, Swift Avenue, Trinity Street, Tweed Street, Vermont Street, Vine Street, and Wanganui Avenue, Ponsonby]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.175	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Herne Bay,St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.176	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.177	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Stanley Point and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Devonport. Refer to Appendix 2, Map 063 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abbotsford Terrace, Albert Road, Beaconsfield Street, Cheltenham Road, Eton Avenue, Jubilee Avenue, King Edward Parade, Lytton Street, Macky Avenue, Oxford Terrace, Tainui Road, Takarunga Road, and Tui Street, Devonport; Calliope Road, First Avenue, Glen Road, Russell Street, Rutland Road, Second Avenue, Stanley Point Road, Summer Street, Waterview Road, and William Bond Street, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Abbotsford Terrace, Albert Road, Anne Street, Bartley Terrace, Buchanan Street, Burgess Road, Calliope Road, Cambridge Terrace, Church Street, Clarence Street, Cowper Street, Cracroft Street, Domain Street, Duders Avenue, Ewen Alison Avenue, Flagstaff Terrace, Garden Terrace, Hastings Parade, High Street, Huia Street, Kapai Road, Kerr Street, King Edward Parade, Lake Road, Mays Street, Mozeley Avenue, Owens Road, Patuone Avenue, Queens Parade, Rattray Street, Roslyn Terrace, Shoal Bay Road, Spring Street, St Aubyn Street, St Leonards Road, Tudor Street, Vauxhall Road, and Victoria Road, Devonport; Calliope Road, Cautley Street, Kiwi Road, Roslyn Terrace, Rutland Road, Waterview Road, and William Bond Street, Stanley Point]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.178	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in parts of Devonport, Mechanics Bay, and Parnell. Refer to Appendix 2 Map 063 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: King Edward Parade, Victoria Road, Church Street, Vauxhall Road, and Calliope Road, Devonport; Calliope Road, Kiwi Road, William Bond Street, Cautley Street, and Queens Parade, Stanley Point] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, and Faraday Street Parnell]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.179	Kāinga Ora	Insert a Height Variation Controls of 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Mechanics Bay and Parnell. Refer to Appendix 2 Map 063 of the submission. Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, Faraday Street Parnell]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.180	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay. Refer to Appendix 2, Map 064 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Macky Avenue, and Jubilee Avenue, Devonport] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Holgate Road, and Kohimarama Road, Kohimarama; Atkin Avenue, Marau Crescent, Ronaki Road, Selwyn Avenue, and Tamaki Drive, Mission Bay]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.181	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in parts of Mission Bay. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Atkin Avenue, Tamaki Drive, and Marau Crescent, Mission Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.182	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in parts of Ōrākei. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.183	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in St Heliers. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of St Heliers. Refer to Appendix 2 Map 065 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Peacock Street, Riddell Road, and Waitara Road,Glendowie; Glover Road, Rarangi Road, Riddell Road, Springcombe Road, The Rise, and Waimarie Street, St Heliers] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Clarendon Road, Cliff Road, Rarangi Road, and Vale Road, St Heliers]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.184	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson. Refer to Appendix 2 Map 066 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Parklands Avenue, and Swanson Road, Swanson]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.185	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Swanson, Ranui, Massey, and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson, Ranui, and Henderson. Refer to Appendix 2, Map 067 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brookwood Drive, Chardonnay Rise, Gendo Avenue, and Semillon Avenue, Henderson; Don Buck Road, Helena Street, Madeira Lane, and Tiriwa Drive, Massey; Arodella Crescent, Karepo Crescent, Pooks Road, Swanson Road, Urlich Drive, View Ridge Drive, and Waitemata Drive, Ranui; Birdwood Road, Burton's Drive, Candia Road, Crows Road, Joseph Kokich Avenue, Kate Duncan Drive, Korihi Drive, Lumber Rise, O'Neills Road, Patrick Rice Drive, Saw Lane, Tupu Place, and Waimoko Glen, Swanson] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chardonnay Rise, Checkerberry Court, Cognac Place, Edwards Avenue, Espalier Drive, Freestone Place, Gala Place, Graven Court, Harvest Drive, Hillwell Drive, Lantern Court, Mawney Road, Millstone Lane, Pinedale Place, Pippen Court, Rathgar Road, Semillon Avenue, Shiraz Place, Summerland Drive, Swanson Road, Universal Drive, and Waterstone Way, Henderson; Babich Road, and Simpson Road, Henderson; Valley Afton Place, Airdrie Road, Ali Place, Armada Drive, Arodella Crescent, Babich Road North, Bahari Drive, Cameron Place, Charlenne Close, Childers Road, Cirrus Way, Cumulus Way, Dhaka Lane, Edwin Freeman Place, Elisa Lane, Elvira Place, Eric Gifford Drive, Frostbite Place, Gerda Place, Greenberry Drive, Hamblyn Place, Hetherington Road, Ireland Place, Irongate Avenue, Jeffery Reeve Crescent, Kinvig Place, Luanda Drive, Lumino Lane, Macrocarpa Place, Marinich Drive, Maru Place, Matuka Lane, Mayer Place, Metcalfe Road, Mili Way, Mili Way South, Muriel Place, Platinum Rise, Pooks Road, Rakich Place, Riserra Drive, Sachel Place, Sauvignon Avenue, Shibata Rise, Simpson Road, Starling Place, Sun Place, Swanson Road, Syrah Crescent, Urban Grove, Urlich Drive, View Ridge Drive, Vino Cina Heights, and Waitemata Drive, Ranui]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.186	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in Ranui and Swanson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Swanson Road, Swanson; and Pooks Road, Ranui]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.187	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for parts of the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Frank Evans Place, Swanson Road, Splendour Close, Rathgar Road, Welcome Place, Maurice Borich Place, and Tango Place Henderson] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Espalier Drive, Albizia Avenue, Ti Nana Crescent, Butia Avenue, Peachstone Lane, Pinedale Place, Lesa Annis Place, Rathgar Road, Applebox Lane, Sturges Road, Mulvaney Crescent, Swanson Road, Geordie Street, Fitzwater Place, Harvest Drive, Statesman Street, Vintage Drive, Edwards Avenue, Neta Grove, Spring Grove, Septimus Place, Vitex Lane, Lockington Avenue, Gala Place, Maurice Borich Place, and Frank Evans Place Henderson] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Swanson Road, Septimus Place, Rathgar Road, Ti Nana Crescent, Sturges Road, Lesa Annis Place, Statesman Street, Vintage Drive, Neta Grove, Spring Grove, Geordie Street, and Papatahi Place Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.188	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Te Atatu South and Te Atatu Peninsula. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson and Te Atatu South. Refer to Appendix 2, Map 068 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Flanshaw Road, Marewa Street, and Thomas Rea Place, Te Atatu South] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apple Lane, Buscomb Avenue, Chilcott Road, Daytona Road, Edmonton Road, Edwards Avenue, Epping Road, Fairdene Avenue, Kingdale Road, Kona Crescent, Lincoln Road, Penders Place, Pinedale Place, Poinsettia Place, Pomaria Road, Preston Avenue, Tudor Road, Universal Drive, and Woodford Avenue, Henderson; Alma Street, Amberley Avenue, Annette Avenue, Bodi Place, Bordeaux Parade, Bosnyak Drive, Bridge Avenue, Castaing Crescent, Central Park Drive, Cole Place, Covil Avenue, Divich Avenue, Edmonton Road, Fairlea Road, Flanshaw Road, Grainger Road, Griffiths Place, Harding Avenue, Highlight Parade, Jaemont Avenue, Keru Place, Kirrie Avenue, Lyndhurst Road, MacKenzie Street, McLeod Road, Merchant Avenue, Meritage Lane, Merlot Way, Merville Avenue, Mickle Street, Miltonia Avenue, Norma Avenue, Orchid Place, Ozich Avenue, Porter Avenue, Rowan Terrace, Royal View Road, School Road, Sheehan Road, Strid Road, Sunrise Lane, Swan Lane, Taha Road, Te Atatu Road, Tiroroa Avenue, Vera Road, Vodanovich Road, and Wakeling Avenue, Te Atatu South]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.189	Kāinga Ora	Insert Height Variation Controls of 18m and 22m for various business zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road, Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive, Te Atatu South] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Pomaria Road, Universal Drive, and Daytona Road, Henderson]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.190	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive Te Atatu South] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Swanson Road, Vintage Drive, Fairdene Avenue, Epping Road, Nephrite Lane, Edwards Avenue, Woodford Avenue, Lincoln Road, Ti Nana Crescent, Pinedale Place, Chilcott Road, Stephen Avenue, Rathgar Road, Penders Place, Kona Crescent, Norval Road, Spring Grove, McLeod Road, Lesa Annis Place, Papatahi Place, Buscomb Avenue, and Khaleel Place, Henderson; Miltonia Avenue, Te Atatu Road, Castaing Crescent, Orchid Place, Edmonton Road, Meritage Lane, Kirrie Avenue, Central Park Drive, Swan Lane, McLeod Road, Bordeaux Parade, Divich Avenue, Strid Road, Alma Street, Vodanovich Road, Fayette Place, Bodi Place, Griffiths Place, Sheehan Road, Merlot Way, Fowey Avenue, Ozich Avenue, and Roberts Road, Te Atatu South] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Swanson Road, Buscomb Avenue, Septimus Place, Sturges Road, McLeod Road, Blacklock Avenue, Jubaea Place, Winery Way, Miriam Corban Heights, Millstream Drive, Edmonton Road, Te Kanawa Crescent, Lincoln Road, Abel Tasman Avenue, Norval Road, Adriatic Avenue, Ti Nana Crescent, Matuhi Rise, Chilcott Road, Takapu Street, Sel Peacock Drive, Ciprian Place, Crockett Lane, Hiseman Lane, Penders Place, Pinedale Place, Vintage Drive, Hoya Court, Woodford Avenue, Rosebay Rise, Rathgar Road, Neta Grove, Papatahi Place, Sophie Lane, Spring Grove, Mt Lebanon Lane, Claude Brookes Drive, Great North Road, Lesa Annis Place, Fairdene Avenue, Humphrey Kemp Avenue, and Epping Road, Henderson; Miltonia Avenue, Duncan Avenue, Central Park Drive, Swan Lane, Edmonton Road, Sheehan Road, Te Atatu Road, McLeod Road, Kirrie Avenue, Alma Street, Orchid Place, Te Atatu South]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.191	Kāinga Ora	Apartment Buildings Zone in Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Refer to Appendix 2, Map 070 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Old Mill Road, and West View Road, Grey Lynn; Wharf Road, Herne Bay; West View Road, Westmere] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Allen Road, Baildon Road, Browning Street, Bullock Track, Castle Street, Cockburn Street, Dryden Street, Edwards Road, Farrar Street, Firth Road, Fisherton Street, Francis Street, Gilbert Avenue, Great North Road, Hakanoa Street, Ivanhoe Road, Jessel Street, Livingstone Street, Old Mill Road, Richmond Road, Sackville Street, Sefton Avenue, Selbourne Street, Sherwood Avenue, Shirley Road, Stanmore Road, Surrey Crescent, Tay Street, Tuarangi Road, Tutanekai Street, Warnock Street, Webber Street, Wellpark Avenue, Westmoreland Street East, Westmoreland Street West, Wexford Road, and Wilton Street, Grey Lynn; West End Road, Herne Bay; Fourth Avenue, School Road, and Western Springs Road, Kingsland; Burnside Avenue, Carrington Road, Chatham Avenue, Fontenoy Street, Linwood Avenue, Malvern Road, Martin Avenue, Norgrove Avenue, Novar Place, Parkdale Road, Parr Road South, Rawalpindi Street, Rossgrove Terrace, Segar Avenue, St Lukes Road, Sutherland Road, Tasman Avenue, and Verona Avenue, Mount Albert; Alberta Street, Bangor Street, Berridge Avenue, Boscawen Street, Bungalow Avenue, Buxton Street, De Luen Street, Dignan Street, Edith Street, Formby Avenue, Great North Road, Harbour View Road, Huia Road, Humariri Street, Joan Street, Johnstone Street, Kanuka Street, Kettle Street, Kiwi Road, Lynch Street, Manor Place, Meola Road, Miller Street, Moa Road, Montrose Street, Moray Place, Neville Street, Newell Street, Oliver Street, Pasadena Avenue, Pelham Avenue, Point Chevalier Road, Premier Avenue, Rama Road, Raymond Street, Riro Street, Seacombe Road, Smale Street, St Michaels Avenue, Studholme Street, Target Street, Te Ra Road, Tui Street, Wainui Avenue, Wakatipu Street, Walford Road, Walker Road, Walmer Road, and Wright Road, Point Chevalier; Hukanui Crescent, Moira Street, Mokau Street, Parawai Crescent, Richmond Road, and Tawariki Street, Ponsonby; New North Road, Parkhill Road, Rocky Nook Avenue, and Wolseley Street, St Lukes; Arlington Street, Aua Lane, Daventry Street, Herdman Street, Oakley Avenue, and Waterbank Crescent, Waterview; Bannerman Road, Cardigan Street, Derwent Street, Don Croot Street, Duncan MacLean Link, Finch Street, Levonia Street, Mountain View Road, Myrtle Street, Springfield Road, Warwick Street, and Western Springs Road, Western Springs; Dorset Street, Faulder Avenue, Fife Street, Garnet Road, Hope Street, Kingsley Street, Kotare Avenue, Larchwood Avenue, Lemington Road, Maxwell Avenue, Meola Road, Motions Road, Notley Street, Nottingham Street, Oban	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.192	Kāinga Ora	Insert Height Variation Controls of 18m, 22m, 29m and 37m for various business zones in parts of Waterview, Point Chevalier, Westmere, Morningside, and Grey Lynn. Refer to Appendix 2, Map 070 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Wharf Road Herne Bay; Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Richmond Road, Sackville Street, Surrey Crescent, and Great North Road, Grey Lynn; Carrington Road, Mount Albert; Point Chevalier Road, Great North Road, Premier Avenue, Raymond Street, Huia Road, Moa Road and Tui Street, Point Chevalier; New North Road, St Lukes; Great North Road, and Daventry Street, Waterview; West End Road, Garnet Road, and Oban Road, Westmere] [Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.193	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Western Springs. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Premier Avenue, Point Chevalier]	Height	Height response - other zones
FS81	Mark Grenville Gascoigne	Oppose	873.194	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Westmere, Western Springs and Morningside. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: [Wharf Road Herne Bay, Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: [Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Street, Bright Street, Copeland Street, Devon Street, Evelyn Street, Haslett Street, Suffolk Street, Takau Street, and Virginia Avenue West, Eden Terrace; Albury Avenue, Almorah Place, Almorah Road, Castle Drive, Gilgit Road, Gillies Avenue, Glenfell Place, Maungawhau Road, Mountain Road, Omana Avenue, Rockwood Place, Savannah Street, Seccombes Road, and Withiel Drive, Epsom; Anglesea Street, Barrie Street, Beresford Street West, Collingwood Street, Elizabeth Street, England Street, Franklin Road, Georgina Street, Gunson Street, Heke Street, Hepburn Street, Hopetoun Street, Paget Street, Picton Street, Ponsonby Road, Ryle Street, Smith Street, Tahuna Street, Wellington Street, Winn Road, and Wood Street, Freemans Bay; Carlton Gore Road, and Seafield View Road, Grafton; Allen Road, Ariki Street, Arnold Street, Baildon Road, Beaconsfield Street, Bond Street, Brisbane Street, Chamberlain Street, Cockburn Street, Coleridge Street, Commercial Road, Cooper Street, Crummer Road, Dean Street, Dickens Street, Dryden Street, Elgin Street, Farrar Street, Grosvenor Street, Harcourt Street, Home Street, Jessel Street, Julian Street, Keppell Street, King Street, Kirk Street, Leighton Street, MacKelvie Street, Millais Street, Monmouth Street, Murdoch Road, Niger Street, Northland Street, Partridge Street, Potatau Street, Prime Road, Rose Road, Scanlan Street, Schofield Street, Seddon Street, Selbourne Street, Sussex Street, Turakina Street, Waima Street, Wallingford Street, and Williamson Avenue, Grey Lynn; Aitken Terrace, Alexander Street, Altham Avenue, Buchanan Street, Central Road, Cricket Avenue, First Avenue, Fourth Avenue, Hesketh Street, King Street, Kingsland Avenue, Kowhai Street, Marlborough Street, Mostyn Street, New Bond Street, New North Road, Onslow Road, Reimers Avenue, Richbourne Street, Rossmay Terrace, Royal Terrace, Sandringham Road, School Road, Second Avenue, Shaw Street, Tawari Street, Third Avenue, Walters Road Kingsland Akiraho Street, Alderley Road, Bellevue Road, Bellwood Avenue, Bourne Street, Brentwood Avenue, Carrick Place, Charlton Avenue, Clive Road, Coles Avenue, Cromwell Street, Dominion Road, Edenvale Crescent, Edenvale Park Road, Esplanade Road, George Street, Graysons Lane, Hillside Crescent North, Hillside Crescent South, Horoeka Avenue, Horopito Street, Kamahi Street, Kawaka Street, Kelly Street, Leamington Road, Lisnoe Avenue, Lovelock Avenue, Marlborough Street, Mount Eden Road, Onslow Road, Percy Street, Puka Street, Punga Street, Raleigh Street, Sherbourne Road, Sydenham Road, Sylvan Avenue East, Sylvan Avenue West, Tongariro Street, Valley Road, View Road, Walters Road, Wrights Spur, and Wynyard Road, Mount Eden; Carlton Gore Road, Claremont Street, Glasgow Terrace, Huntly Avenue, Park Road, and Parkfield Terrace, Newmarket; Brown Street, Clarence Street, Douglas Street, Fitzroy Street, John Street, Kent Street, Lincoln Street, Mira		
FS81	Mark Grenville Gascoigne	Oppose	873.195	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Altham Avenue, Rossmay Terrace, Collins Street, McDonald Street, and Ethel Street, Kingsland] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.196	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2 Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott Street, Douglas Street, Mokau Street, and Pompallier Terrace, Ponsonby; Finch Street Western Springs]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.197	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Symonds Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.198	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gillies Avenue, Epsom; Awarua Crescent, Huriaro Place, Ngaiwi Street, Ngapipi Road, Paritai Drive, Rewiti Street, Sudeley Street, and Tuhaere Street, Ōrākei; Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street, Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell; Aldred Road, Ara Street, Arney Crescent, Arney Road, Bassett Road, Beatrice Road, Bell Road, Benson Road, Brookland Place, Buttle Street, Chatfield Place, Combes Road, Crocus Place, Dell Avenue, Dunholme Road, Eastbourne Road, Glenbrook Street, Hapua Street, Hiriri Avenue, Homai Street, Ingram Road, Kitirawa Road, Komaru Street, Leys Crescent, Lingarth Street, Mahoe Avenue, Manawa Road, Ōrākei Road, Portland Road, Raumati Road, Remuera Road, Ridings Road, Ross Street, Seaview Road, Shera Road, Shore Road, Sonia Avenue, Spencer Street, Swinton Close, Te Kowhai Place, The Glen, Tiki Street, Upland Road, Victoria Avenue, Waiata Avenue, Waimea Lane, Walton Street, Warrington Road, Westbourne Road, and Westbury Crescent, Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 072 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Ōrākei Road, Victoria Avenue, and Walton Street, Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview Road, Buttle Street, and Beatrice Road, Remuera.]		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.199	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Remuera and Ōrākei . Refer to Appendix 2 Map 072 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei; Hapua Street, Seaview Road, Bell Road, Arney Road, Arney Crescent, Wiles Avenue, Shore Road, Crocus Place, Bassett Road, Woodville Road, Shera Road, and The Glen, Remuera.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.200	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.201	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Orakei, Mission Bay, Kohimarama, Meadowbank, and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ōrākei, Mission Bay, Kohimarama, and Meadowbank . Refer to Appendix 2, Map 073 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kohimarama Road, Kohimarama; Kelvin Road, and Lucerne Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apirana Avenue, Castledine Crescent, Lintaine Place, Miniver Street, Potiki Place, Shadwell Place, and West Tamaki Road, Glen Innes; Allum Street, Ashwell Street, Averill Avenue, Cheverton Place, Edison Place, Eltham Road, Kohimarama Road, Melanesia Road, Neligan Avenue, Rawhitiroa Road, Sage Road, Siota Crescent, Speight Road, Tamaki Drive, Taranaki Road, Whytehead Crescent, William Fraser Crescent Kohimarama Appleyard Crescent, Archdall Street, Beere Place, Blackett Crescent, Bonnie Brae Road, Cheeseman Place, Colonel Barton Glade, Dorchester Street, Fancourt Street, Gowing Drive, Harapaki Road, Harry Human Heights, Hobday Place, Keretene Place, Kinder Place, Lucia Glade, MacPherson Street, Meadowbank Road, Meyrick Place, Mount Carmel Place, Parsons Road, Peart View, Purewa Road, Puroto Street, Pyatt Crescent, Rutherford Terrace, St Johns Road, and Temple Street, Meadowbank; Atkin Avenue, Bongard Road, Codrington Crescent, Cullwick Road, Dudley Road, Godden Crescent, Kempthorne Crescent, Kepa Road, Marau Crescent, Nihill Crescent, Palmer Crescent, Patteson Avenue, Prebble Place, Ronaki Road, Rukutai Street, Selwyn Avenue, Tagalad Road, and Thatcher Street, Mission Bay; Awarua Crescent, Coates Avenue, Fenton Circus, Grace Street, Karori Crescent, Kepa Road, Kupe Street, Kurahaupo Street, Nehu Street, Ngaio Street, Okahu Street, Paora Street, Paritai Drive, Rautara Street, Reihana Street, Rukutai Street, Tautari Street, and Watene Crescent, Orakei; Conrad Drive, Corinth Street, Dover Place, Keith Avenue, Kelvin Road, Remuera Road, Seascape Road, and Waiatarua Road, Remuera; Aumoe Avenue, Glen Atkinson Street, Grampian Road, Hanene Street, Lammermoor Drive, Lawndale Place, Long Drive, Pahaki Street, St Heliers Bay Road, Tamaki Drive, Tarawera Terrace, and Wynsfield Garden, St Heliers; Abraham Place, Anson Place, Apirana Avenue, Caulton Street, College Road, Felton Mathew Avenue, Greenbank Drive, Ipswich Place, Kissling Place, Norman Lesser Drive, Simkin Avenue, St Heliers Bay Road, Strong Street, Truman Street, and Worley Place, St Johns.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.202	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Averill Avenue, and Tamaki Drive, Kohimarama; Dorchester Street, St Johns Road, and Meadowbank Road, Meadowbank; Marau Crescent, Atkin Avenue, Kepa Road, Tamaki Drive, and Patteson Avenue, Mission Bay; Kepa Road, Ōrākei; St Heliers Bay Road, St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.203	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Ōrākei. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kupe Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.204	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glen Innes, St Heliers, Glendowie and Wai O Taiki Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2, Map 074 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Calder Place, Cranbrook Place, Peacock Street, Riddell Road, Vanessa Crescent, Vista Crescent, and West Tamaki Road, Glendowie.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bromley Place, Castledine Crescent, Elstree Avenue, Ev Perry Way, Henslowe Place, Hurstwood Place, Lanark Place, Line Road, Melling Street, Merfield Street, Miniver Street, Paddington Street, Radcliffe Street, Skippy Patuwai Lane, Sloane Street, Torrington Crescent, West Tamaki Road, and Weybridge Crescent, Glen Innes; Berwick Street, Caliban Place, Emerson Street, Esperance Road, Florida Place, Jefferson Street, Maskell Street, Modena Crescent, Mount Taylor Drive, Navarre Road, Riddell Road, Sierra Street, Taranto Place, Troy Place, Wendover Road, and West Tamaki Road, Glendowie; Ashby Avenue, Auckland Road, Bannockburn Place, Bay Road, Benbow Street, Bermuda Road, Brilliant Street, Brookfield Street, Challenger Street, Clarendon Road, Cliff Avenue, Cliff Road, Devore Street, Dingle Road, Elizabethan Garden, Fern Glen Road South, Gifford Street, Goldie Street, Hanene Street, Helen Place, Heritage Rise, Kaimata Street, Kotiri Street, Lombard Street, Long Drive, Maheke Street, Maskell Street, Maxine Place, McArthur Avenue, Odessa Crescent, Pahaki Street, Parkside Street, Paunui Street, Polygon Road, Rarangi Road, St Heliers Bay Road, Summerhill Place, Sylvia Road, Tamaki Drive, Tarawera Terrace, The Parade, Tuhimata Street, Vale Road, Walmsley Road, West Tamaki Road, Woodside Crescent, and Yattendon Road, St Heliers.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.205	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Maskell Street, Glendowie; Ashby Avenue, West Tamaki Road, and St Heliers Bay Road, St Heliers.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.206	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Bucklands Beach and Eastern Beach. Refer to Appendix 2 Map 075 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Clovelly Road, Bucklands Beach; Eastern Beach Road, Jern Place, The Esplanade, and Vivian Wilson Drive; Eastern Beach.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.207	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Western Heights and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Western Heights and Henderson. Refer to Appendix 2, Map 076 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Andelko Place, Barnsley Place, Chardon Place, Fairford Avenue, Farwood Drive, Forest Hill Road, Henderson Valley Road, Hercules Drive, Hindmarsh Street, Holdens Road, Imperial Place, Lake Panorama Drive, Landow Place, Misty Valley Drive, Palomino Drive, Parrs Cross Road, Pine Avenue, Rhinevale Close, Rosa Place, Roy Maloney Drive, San Marino Drive West, San Valentino Drive, South Kensington Way, Tumanaka Place, Wally Nola Place, Henderson; Henderson Valley Road, and Simpson Road, Henderson Valley.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amesbury Rise, Basra Drive, Bruce McLaren Road, Burgundy Park Avenue, Chablis Place, Chadlington Avenue, Chelmsley Avenue, Chrome Place, Claret Place, Coburg Street, Dundas Place, Ennerdale Lane, Eyre Street, Farwood Drive, Fitzwater Place, Fleetwood Drive, Garelja Road, Henderson Valley Road, Hercules Drive, Highfields Terrace, Hindmarsh Street, Hinerau Street, Imperial Place, Ivy Nola Way, Midhurst Avenue, Muscat Place, Natasha Lane, Ohira Place, Palomino Drive, Rhinevale Close, Riesling Place, Roy Maloney Drive, San Bernadino Drive, San Domingo Rise, Sandhurst Rise, Semillon Avenue, Somerton Rise, Spence Road, Sturges Road, Summerland Drive, Tirohunga Drive, Tumanaka Place, Waitoro Lane, and Wally Nola Place, Henderson.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.208	Kāinga Ora	Insert Height Variation Controls of 18m, and 37m for various residential zones in parts of Western Heights and Henderson. Refer to Appendix 2 Map 076 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Henderson Valley Road, Murillo Place, Coburg Street, Lendic Avenue, Imperial Place, Fetu Oso Lane, Aporo Tawhito Lane, Waitoro Lane, Tabitha Crescent, Border Road, Garelja Road, Wally Nola Place, Forest Hill Road, Frieda Henare Lane, Spode Place, and Taranui Place, Henderson] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Vintage Drive, Sturges Road, Garelja Road, Fitzwater Place, Coburg Street, Waitoro Lane, Lesa Annis Place, Frieda Henare Lane, Henderson Valley Road, Lendic Avenue, Harvest Drive, Gala Place, and Khaleel Place, Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.209	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Refer to Appendix 2, Map 077 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Addison Drive, Barnfield Place, Clarion Place, Farquhar Road, Glen Marine Parade, Glendene Avenue, Harmel Road, Hepburn Road, Lanier Place, Neesons Way, Patts Avenue, Thornlow Street, Wyatt Place Glendene Maybelle Place, Nile Road, and Sabulite Road, Kelston.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Glenview Road, Great North Road, Palm Court Drive, Palmer Avenue, and Sarona Avenue, Glen Eden; Blythe Place, Butterworth Drive, Coupland Court, Darlington Place, Farquhar Road, Felgrove Street, Foyle Place, Glendene Avenue, Great North Road, Hepburn Road, Heversham Place, Hillary Heights Avenue, Ian Place, Jenelin Road, Kirby Street, Longbill Place, Lydford Place, Manhattan Heights, Pakira Avenue, Rosewarne Crescent, Tanoa Place, and Temuri Place, Glendene; Bruce McLaren Road, Chislehurst Street, Dallow Place, Garelja Road, Grimshaw Place, Henderson Valley Road, Hindmarsh Street, Imperial Place, Kaikoura Street, Legacy Drive, Parma Place, Ribblesdale Road, Silverstone Place, View Road, and Waitaki Street, Henderson; Kelman Road, Sabulite Road, and Standage Lane, Kelston; Awaroa Road, Blueridge Close, Borich Road, Denver Avenue, Gaede Terrace, Longreach Drive, McKinley Road, Nirmal Place, Osmond Court, Pankhurst Place, Parrs Cross Road, Rangeview Road, Seymour Road, Sherrybrooke Place, Sungrove Rise, Sunhill Road, Sunnyside Road, Sunshine Boulevard, View Road, Waari Avenue, and Wattle Road, Sunnyvale; Christina Avenue, Cron Avenue, Dawn Place, Divich Avenue, Kokiri Street, Metric Place, Nui Mana Place, Taitua Drive, Te Atatu Road, and Tirimoana Road, Te Atatu South.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.210	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale . Refer to Appendix 2, Map 077 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Glen Eden; Hulme Place, and Bruce McLaren Road, Henderson; Cartwright Road, and Sabulite Road, Kelston.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					and Sunnyvale. Refer to Appendix 2 Map 077 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Crystal Avenue, Glendene Avenue Glendene, Coburg Street, Imperial Place, Waitoro Lane, Murillo Place, Garelja Road, Wally Nola Place, Frieda Henare Lane, Forest Hill Road, Spode Place, Henderson Valley Road, Taranui Place, and Border Road, Henderson; Awaroa Road, Pankhurst Place, Sungrove Rise, Nirmal Place, and View Road, Sunnyvale; Tirimoana Road, Nui Mana Place, Divich Avenue, Finlow Drive, Kokiri Street, Tracey Terrace, Metric Place, Fayette Place, McLeod Road, Christina Avenue, Valron Road, Te Atatu Road, Fowey Avenue, Taitua Drive, James Scott Place, and Dawn Place, Te Atatu South] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.]		
FS81	Mark Grenville Gascoigne	Oppose	873.211	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.212	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glendene, Kelston, New Lynn, Rosebank, Avondale and Waterview. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Rosebank, Avondale and Waterview. Refer to Appendix 2, Map 078 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Avondale Road, Calvin Place, Coronet Place, Esmeralda Avenue, Horton Avenue, Horwell Place, Kenley Place, Oberon Place, Sceptre Place, Te Wiata Place, Tilbury Place, and Tony Segedin Drive, Avondale; Aronui Terrace, Beaubank Road, Brains Road, Cobham Crescent, Kiernan Place, and Maybelle Place, Kelston; Lynwood Road, New Lynn.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alanbrooke Crescent, Ash Street, Avondale Road, Beatrix Street, Bellgrove Place, Canal Road, Colorado Place, Corregidor Place, Dampier Street, Eastdale Road, Glendon Avenue, Great North Road, Holly Street, Michael Foley Place, Nacton Lane, Naumai Street, Orchard Street, Plane Street, Riversdale Road, Roberton Road, Rosebank Road, Saltaire Street, Sandy Lane, St Davids Street, Tamora Lane, Taramea Street, Tony Segedin Drive, Victor Street, Wairau Avenue, and Wingate Street, Avondale; Archibald Road, Barbary Avenue, Kelman Road, Kelwyn Road, Laura Street, and Scanlen Terrace, Kelston; Copley Street, Durrant Place, Kelston Street, Koromiko Street, Kuaka Place, Lynwood Road, Miro Street, Nikau Street, Queen Mary Avenue, Rimu Street, and Riverview Road, New Lynn; Fir Street, Hadfield Avenue, Seaside Avenue, and Tutuki Street, Waterview.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.213	Kāinga Ora	Insert Height Variation Controls of 22m, 29, 37m and 43m for various business zones in Kelston, New Lynn, Rosebank and Avondale . Refer to Appendix 2, Map 078 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Avondale Road, Avondale] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: [Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.214	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Kelston, New Lynn, and Avondale. Refer to Appendix 2 Map 078 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kelwyn Road, Beaubank Road, Archibald Road, Bamboo Grove, Alston Avenue, St Leonards Road, and Archlynn Road, Kelston; Lynwood Road, and Copley Street, New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.215	Kāinga Ora	Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mount Royal Avenue, Mount Albert.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bentleigh Avenue, Blockhouse Bay Road, Cradock Street, Great North Road, Himikera Avenue, Jenner Place, Leinster Street, Pinewood Street, Pitcairn Place, Powell Street, Roberton Road, and Tiverton Road, Avondale; Morningside Drive, Morningside; Alberton Avenue, Alexis Avenue, Allendale Road, Bennett Street, Carrington Road, Cornwallis Street, Douglas Avenue, Duart Avenue, Ennismore Road, Fairleigh Avenue, Fifth Avenue, Fontenoy Street, Glentui Road, Grande Avenue, Harbutt Avenue, Harlston Road, Highland Road, Houkura Way, Jerram Street, Kerr-Taylor Avenue, Kitenui Avenue, La Veta Avenue, Laurel Street, Lloyd Avenue, Mark Road, Moreland Road, Mount Albert Road, Mount Royal Avenue, New North Road, Newcastle Terrace, Oakfield Avenue, Phyllis Street, Pickens Crescent, Preston Avenue, Raetihi Crescent, Ranleigh Road, Renton Road, Rhodes Avenue, Rossgrove Terrace, Ruarangi Road, Sadgrove Terrace, Sainsbury Road, Springleigh Avenue, St Lukes Road, Stewart Road, Stilwell Road, Summit Drive, Taylors Road, Toroa Terrace, Verona Avenue, Vinter Terrace, Violet Street, Wagener Place, Weston Avenue, and Willis Street, Mount Albert; Denny Avenue, Elphinstone Avenue, Gifford Avenue, Greenville Avenue, Mayn Avenue, Mount Albert Road, Plumpton Avenue, Richardson Road, Sandringham Road Extension, Waite Avenue, and William Blofield Avenue, Mount Roskill; Batkin Road, Bollard Avenue, Brydon Place, Methuen Road, Netherton Street, New Windsor Road, Roseville Street, Valonia Street, Whitney Street, and Whittle Place, New Windsor; Alamein Terrace, Aurora Avenue, Beagle Avenue, Belcher Street, Betts Avenue, Buccaneer Street, Cassino Terrace, Christini Street, Delphine Close, Denize Road, Dunkirk Terrace, Farrelly Avenue, Fletcher Street, Galbraith Street, Hallam Street, Hargest Terrace, Hedley Road, Hendon Avenue, Holdsworth Avenue, Jessop Street, La Veta Avenue, Lorraine Avenue, McGehan Close, Mountfield Terrace, O'Donnell Avenue, Olympus Street, Owairaka Avenue, Parkinson Avenue, Potter Avenue, Range View Road, Richardson Road, Shearer Street, Sheppard Avenue, Skeates Avenue, Thomson Street, Triton Avenue, Tyburnia Avenue, and Wainwright Avenue, Owairaka; Aroha Avenue, Begbie Place, Bournemouth Avenue, Camden Road, Carrie Street, Columbia Road, Coyle Street, Duncan Avenue, Eden View Road, Euston Road, Exeter Road, Fergusson Avenue, Fowlds Avenue, Freyberg Avenue, Grove Road, Hampstead Road, Harwood Street, Haverstock Road, Hazelmere Road, Hulse Avenue, Huntingtree Avenue, Kenneth Avenue, Kerr Street, Kingsway Avenue, Kitchener Road, Kiwitea Street, Lambeth Road, Leslie Avenue, Locarno Avenue, Marne Road,	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.216	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carrington Road, Mount Albert Road, New North Road, and Martin Avenue, Mount Albert; Sandringham Road Extension, Mount Roskill; New Windsor Road, New Windsor; Potter Avenue, Hendon Avenue, Owairaka Avenue, and Hargest Terrace, Owairaka; Mount Albert Road, Sandringham; New North Road, St Lukes; Great North Road, Alford Street, and Oakley Avenue, Waterview] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.217	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2 Map 079 of the submission.Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.218	Kāinga Ora	Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atherton Road, Bramwell Place, Cedar Road, Coronation Road, Empire Road, Epsom Avenue, Ferryhill Road, Marama Avenue, Morvern Road, Selwyn Road, Shipherds Avenue, St Andrews Road, and St Leonards Road, Epsom; Landscape Road, and Watling Street, Mount Eden; St Andrews Road, Royal Oak.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Baleden Lane, Balmer Lane, Balmoral Road, Brixton Road, Calgary Street, Carmen Avenue, Dexter Avenue, Dunbar Road, Eldon Road, Halesowen Avenue, Halston Road, Kensington Avenue, Kingsford Road, Marsden Avenue, Matipo Street, Mewburn Avenue, Mount Pleasant Road, Pine Street, Queens Avenue, Rocklands Avenue, Springwood Place, Telford Avenue, Tennyson Street, Tenterden Avenue, Thames Street, Volcanic Street, Westminster Road, and Wiremu Street, Balmoral; Aberfoyle Street, Albury Avenue, Arcadia Road, Atherton Road, Banff Avenue, Bishop Street, Bloomfield Place, Bowling Avenue, Bracken Avenue, Bramwell Place, Brightside Road, Cecil Road, Corbett-Scott Avenue, Crescent Road, Domett Avenue, Emerald Street, Empire Road, Epsom Avenue, Fern Avenue, Ferryhill Road, Gardner Road, Gillies Avenue, Gladwin Road, Goldsmith Road, Golf Road, Hay Place, Heywood Crescent, Inverary Avenue, Kimberley Road, King Edward Avenue, King George Avenue, Lewin Road, Lurline Avenue, Manukau Road, Marama Avenue, Mears Place, Merivale Avenue, Morvern Road, Mountain Road, Ngaroma Road, Omana Avenue, Onslow Avenue, Orakau Avenue, Owens Road, Pah Road, Pencarrow Avenue, Pukehana Avenue, Pukenui Road, Queen Mary Avenue, Ranfurly Road, Rangiatea Road, Selwyn Road, Sharpe Road, Shipherds Avenue, Shipherds Close, St Andrews Road, St Leonards Road, The Drive, Wilding Avenue, Woodhall Road Epsom Collins Street, Ethel Street, Leslie Avenue, Royal Terrace, Sandringham Road, and Shaw Street, Kingsland; Ashton Road, Atanga Avenue, Avenham Walk, Balmoral Road, Bank Street, Batger Road, Bathurst Road, Bellwood Avenue, Burnley Terrace, Conway Road, Cromwell Street, Croydon Road, Disraeli Street, Dominion Road, Douglas Road, Eglinton Avenue, Elizabeth Street, Ellerton Road, Essex Road, Ewington Avenue, Fairview Road, Garry Road, Glenalmond Road, Grange Road, Hasbury Avenue, Henley Road, Herbert Road, Hillside Crescent South, Hona Avenue, Irene Avenue, Kakariki Avenue, Kenyon Avenue, King Edward Street, Kingsview Road, Landscape Road, Manatu Street, Marlborough Street, Milton Road, Mont Le Grand Road, Mount Eden Road, Ngauruhoe Street, Oaklands Road, Paice Avenue, Parau Street, Peary Road, Pencarrow Avenue, Penrhyn Road, Pentland Avenue, Plunket Road, Poronui Street, Prospect Terrace, Rahiri Road, Rarawa Street, Rautangi Road,	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.219	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carmen Avenue, Dunbar Road, Telford Avenue, and Balmoral Road, Balmoral; Manukau Road, Annie Buxton Place, Banff Avenue, Onslow Avenue, Golf Road, Corbett-Scott Avenue, Arcadia Road, Rangiatea Road, Gardner Road Epsom, Altham Avenue, Collins Street, McDonald Street, and Ethel Street, Kingsland; Mount Eden Road, Dominion Road, Grange Road, St Albans Avenue, Ewington Avenue, Peary Road, Shackleton Road, Disraeli Street, Garry Road, and Landscape Road, Mount Eden; Dominion Road, and Cambrai Avenue, Mount Roskill; Balmoral Road, Sandringham Road, Mount Albert Road Sandringham, Louvain Avenue, Kings Road, Foch Avenue, Duke Street, Haig Avenue, Rewa Road, Mount Eden Road, Hazel Avenue, Invermay Avenue, and Princes Avenue, Three Kings] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.220	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2 Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kohia Terrace, Epsom Avenue, Gillies Avenue, Ranfurly Road, Woodhall Road, Shipherds Avenue, Ranfurly Road West, Cecil Road, and Marama Avenue, Epsom] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Owens Road, Epsom Avenue, Inverary Avenue, Gillies Avenue, Manukau Road, Bracken Avenue, Shipherds Avenue, Marama Avenue, Ranfurly Road, Brightside Road, Domett Avenue, Omana Avenue, Mountain Road, Savannah Street, Shipherds Close, Cecil Road, and Glenfell Place, Epsom; Marlborough Street, Walters Road Kingsland, Lovelock Avenue, Dominion Road, Esplanade Road, Horoeka Avenue, Mount Eden Road, Kamahi Street, Cromwell Street, Bellevue Road, Valley Road, Leamington Road, Kenyon Avenue, Hillside Crescent South, Carrick Place, Percy Street, Hillside Crescent North, Sherbourne Road, Onslow Road, Walters Road, Bellwood Avenue, and Ewington Avenue, Mount Eden] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Domett Avenue, Kipling Avenue, Owens Road, Bracken Avenue, Sharpe Road, Alpers Avenue, Albury Avenue, Manukau Road, Gillies Avenue, Brightside Road, Mountain Road, Omana Avenue, Savannah Street, Shipherds Avenue, Withiel Drive, Glenfell Place, and Silver Road, Epsom]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.221	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Ellerslie, Greenlane and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Crescent Road, and Gardner Road, Epsom; Kawau Road, Te Kawa Road, and Waiohua Road, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Abbotts Way, Ladies Mile, and Upland Road Remuera.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Canterbury Park Lane, Cawley Street, Derby Downs Place, Findlay Street, Hewson Street, Hunterville Court, Kentucky Street, Ladies Mile, Main Highway, Malabar Drive, Marua Road, Mitchelson Street, Morrin Street, Newhaven Street, Pukerangi Crescent, Railway Land, Ramsgate Street, Riccarton Way, Sproston Avenue, Te Marama Road, Umere Crescent, and Walpole Street, Ellerslie; Belvedere Street, Campbell Crescent, Claude Road, Cornwall Park Avenue, Crescent Road, Emerald Street, Fern Avenue, Gardner Road, Golf Road, Griffin Avenue, Halifax Avenue, Margot Street, Market Road, Maxfield Place, Mount St John Avenue, Ranfurly Road, Wapiti Avenue, and Warborough Avenue, Epsom; Aratonga Avenue, Atarangi Road, August Place, Cadman Avenue, Campbell Road, Ferguson Avenue, Garland Road, Great South Road, Haronui Road, Kawau Road, Konini Road, Korau Road, Massey Avenue, Matai Road, Miro Road, Momona Road, Renown Avenue, Tawera Road, Te Kawa Road, Waiohua Road, Wairakei Street, Wheturangi Road, William Avenue, and Woodbine Avenue, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Ngatiawa Street, Onehunga; Ara Street, Armadale Road, Ascot Avenue, Carmont Street, Clonbern Road, Cotter Avenue, Dromorne Road, Entrican Avenue, Grand View Road, Green Lane East, Haast Street, Koangi Street, Komaru Street, Ladies Mile, Lillington Road, Lochiel Road, Lucerne Road, Mainston Road, Market Road, Minto Road, Mount Hobson Lane, Mount Hobson Road, Muir Road, Norana Avenue, Nordon Place, Ohinerau Street, Omahu Road, Ōrākei Road, Ormonde Road, Peach Parade, Platina Street, Rakau Street, Rangitoto Avenue, Ranui Road, Raumati Road, Remuera Road, Richard Farrell Avenue, Rothesay Street, Rotomahana Terrace, St Vincent Avenue, Tahora Avenue, Tiki Street, Tirohanga Avenue, Upland Road, Ventnor Road, Victoria Avenue, Waiata Avenue, Wairua Road, Westbourne Road, Westbury Crescent, and Woodley Avenue Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.222	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in parts of Epsom, Ellerslie Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Main Highway, Hudson Street, Great South Road, Mitchelson Street, Cawley Street, Stanway Place, Kalmia Street, Sultan Lane, Sultan Street, and Park Avenue Ellerslie; Green Lane West, Annie Buxton Place, Manukau Road, Corbett-Scott Avenue, Campbell Crescent, Kimberley Road, Dunkerron Avenue, Inverary Avenue, and Gardner Road Epsom; Great South Road, Atarangi Road, Ascot Avenue, Garland Road, Ellerslie Racecourse Drive, Green Lane East, Puriri Avenue, Woodbine Avenue, Waiohua Road, Matai Road Greenlane, Remuera Road, Green Lane East, St Vincent Avenue, Clonbern Road, Ascot Avenue, Ohinerau Street, and Avice Street Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.223	Kāinga Ora	Insert Height Variation Controls of 29m, 37m and 43m for various residential zones in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2 Map 081 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.224	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kelvin Road, Remuera] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Arron Street, Ballarat Street, Ballin Street, Eaglehurst Road, Ellerslie Park Road, Elwood Place, Gavin Street, Horsham Place, Ladies Mile, Laud Avenue, Main Highway, Marua Road, Michaels Avenue, Peek Street, Ranier Street, Umere Crescent, and Wilkinson Road, Ellerslie; Harry Human Heights, and Pyatt Crescent, Meadowbank; Alana Place, Ballarat Street, Banks Road, Barrack Road, Bertrand Road, Burt Road, Clare Place, Denning Place, Dinglebank Road, Ellerslie-Panmure Highway, Faber Avenue, Ferndale Road, Gollan Road, Harding Avenue, Harris Road, Higgs Road, High Trees Place, Lunn Avenue, Malone Road, Marua Road, McDonald Crescent, Mono Place, Motu Place, Mount Wellington Highway, Paku Lane, Rupi Court, Rutland Road, Stanhope Road, and Tidey Road, Mount Wellington; Ireland Road, Panmure; Debron Avenue, Grand Drive, Haast Street, Hilltop Street, Kelvin Road, Koraha Street, Loch Street, Lucerne Road, Maungarei Road, McFarland Street, Monteith Crescent, Ngapuhi Road, Pukeora Avenue, Remuera Road, Rosepark Crescent, Stoneyroyd Garden, Towle Place, and Winhall Rise, Remuera; Anson Place, Caulton Street, College Road, Cotton Street, Greenbank Drive, Howard Hunter Avenue, Kissling Place, Lush Avenue, Maaka Place, Merton Road, Norman Lesser Drive, Panapa Drive, Ronald Algie Place, Simkin Avenue, Strong Street, Swainston Road, Thorp Street, Tisdall Crescent, and Waikato Place, St Johns; Papango Street, and Tihi Street, Stonefields.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.225	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Cawley Street, and Main Highway Ellerslie; Harris Road, and Ellerslie-Panmure Highway Mount Wellington; Remuera Road Remuera; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Simkin Avenue, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.226	Kāinga Ora	Insert Height Variation Controls of 18m and 29m for various residential zones in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2 Map 082 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Boakes Road, and Harwood Road Mount Wellington] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.227	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chiltern Crescent, Concord Place, Elstree Avenue, Epping Street, Fenchurch Street, Harlow Crescent, Leaside Lane, Parbhubhai Makan Lane, Sunnymead Road, Taniwha Street, and Teuila Grove, Glen Innes; Alamein Road, Bardia Road, Bellona Road, Benghazi Road, Coates Crescent, Court Crescent, Dunkirk Road, Hay Road, Hobson Drive, Kay Road, Larsen Road, Martin Place, McCulloch Road, Oran Road, Pilkington Road, Sanda Road, Sollum Road, Stewart Avenue, Takrouna Lane, Tobruk Road, Trent Road, Tripoli Road, Tunis Road, and Upham Road, Panmure; Anderson Avenue, Elstree Avenue, Erima Avenue, Hinaki Street, Kawiti Avenue, Ngakahikatea Lane, Parata Street, Point England Road, Riverside Avenue, Takoto Way, Tamatea Avenue, Taratoa Street, Tokomaha Lane, and Torino Street, Point England; Kestrel Place, Manaaki Circle, Taniwha Street, and Tuturiwhatu Lane, Wai O Taiki Bay.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.228	Kāinga Ora	Rezone Open Space - Informal Recreation Zone to Residential - Terrrace housing and Apartment Buildings Zone in Parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Taniwha Street, Line Road and Harlow Crescent. Commonly known as Taniwha Reserve.]	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.229	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fenchurch Street, and Elstree Avenue Glen Innes; Pilkington Road, and Jellicoe Road Mount Wellington; Hobson Drive, and Tripoli Road Panmure; Pilkington Road, and Elstree Avenue Point England; Felton Mathew Avenue, Farmhouse Lane, Morrin Road, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.230	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.231	Kāinga Ora	Insert a Height Variation Control of 29m for the Open Space - Informal Recreation Zone in parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. Note that there is a separate submission point seeking rezoning to residential. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Line Road, Epping Street and Harlow Crescent, Glen Innes]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.232	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Eastern Beach and Mellons Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Half Moon Bay, Farm Cove, Howick and Highland Park. Refer to Appendix 2, Map 084 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bleakhouse Road, Bretton Lane, Burford Place, Charles Dickens Drive, Haseler Crescent, Page Point, and Pickwick Parade, Mellons Bay] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bucklands Beach Road, Bucklands Beach; Askew Place, Butley Drive, Driscoll Place, Dunn Place, Galloway Crescent, and Skilling Place, Farm Cove; Adonis Place, Argo Drive, Compass Point Way, Endymion Place, Ganymede Place, Half Moon Rise, Indus Place, Majesty Place, Pegasus Place, Pigeon Mountain Road, Poseidon Place, Prince Regent Drive, Raddock Place, Sunderlands Road, Tuscan Place, and Tyrian Close, Half Moon Bay; Baronie Court, Benygloe Place, Blanche Way, Bradbury Road, Casuarina Road, Cherry Road, Chesley Place, Clunie Place, Cranberry Place, Dalwhinnie Parade, Damson Place, Darren Crescent, Fiesta Drive, Fortunes Road, Hayes Place, Hazelmay Place, Highland Park Drive, Hutchinsons Road, Kereru Place, Liam Place, Lyren Place, Malvina Place, Mandarin Place, Marendellas Drive, Medina Place, Minaret Drive, Nassau Court, Pakuranga Road, Sheralee Place, Tate Grove, and Tromie Place, Highland Park; Angelo Avenue, Botany Road, Broadview Place, Dell Way, Elliot Street, Finnerty Avenue, Freyberg Place, Howe Street, JaeDee Court, Jeff Place, Juliet Avenue, Landop Terrace, Libby Lane, Moore Street, Nelson Street, O'Halloran Road, Patons Road, Pegler Drive, Picton Street, Ridge Road, Sherie Place, The Link, Union Road, Vida Place, Vincent Street, Waterloo Street, Wellington Street, Willoughby Avenue, and Wynn Place, Howick; Bleakhouse Road, Castleton Drive, Cheriton Road, Chilton Place, Mellons Bay Road, Montressor Place, and Towbridge Place, Mellons Bay; Pakuranga Road, Pakuranga; Hedge Row, Rothwell Place, and Stanniland Street, Sunnyhills.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.233	Kāinga Ora	Insert a Height Variation Controls of 22 metres for parts of the Business - Mixed Use zone in Highland Park. Refer to Appendix 2, Map 084. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pigeon Mountain Road Half Moon Bay, Botany Road, and Ridge Road, Howick; Pakuranga Road, Pakuranga; Fortunes Road, Highland Park]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.234	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Howick, Mellons Bay, and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick and Mellons Bay. Refer to Appendix 2, Map 085 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cockle Bay Road, Colleen Court, Jolyn Place, Rangitoto View Road, Stevenson Way, and Tainui Road, Cockle Bay; Island View Terrace, Howick; Beach Road, Marine Parade, Mellons Bay Road, Oceania Place, Pleasant Place, and Seymour Road Mellons Bay.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Evelyn Road,Cockle Bay; Abercrombie Street, Cleary Terrace, Cook Street, Drake Street, Glenfern Road, Granger Road, Hartles Place, Holbrook Place, Kelly Place, Liston Crescent, Luplau Crescent, Masefield Street, Moore Street, Parkhill Road, Picton Street, Sale Street, Selwyn Road, Star Place, Swindon Close, Tanglewood Place, The Glebe, Tranquility Rise, Uxbridge Road, and Walter MacDonald Street, Howick; Beach Road, Cheriton Road, Marine Parade, McMillan Place, Mellons Bay Road, Oceania Place, Paisley Street, and Seymour Road Mellons Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.235	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Howick. Refer to Appendix 2 Map 085 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moore Street, Cook Street, Wellington Street, Selwyn Road, Walter MacDonald Street, Picton Street, Uxbridge Road, and Waterloo Street, Howick]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.236	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beachlands and Pine Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beachlands. Refer to Appendix 2, Map 086 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Araminta Place, Barmaree Lane, Beachlands Road, Belisi Way, Bell Road, Blakewell Place, Cherrie Road, Constellation Avenue, Defender Crescent, Doidge Street, Ealing Crescent, First View Avenue, Fourth View Avenue, Hawke Crescent, Hutukawa Drive, Intrepid Crescent, Julia Way, Kaiawa Street, Karaka Road, Kibblewhite Avenue, Lydiard Place, Mahutonga Avenue, Marine Garden Crescent, Neill Boak Place, Ninth View Avenue, Pine Harbour Parade, Pohutukawa Road, Puriri Road, Second View Avenue, Shelly Bay Road, Sunkist Bay Road, Third View Avenue, Toomer Place, Tui Brae, Wakelin Road, and Weatherly Drive, Beachlands] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beachlands Road, Constellation Avenue, Courageous Place, Doidge Street, Eighth View Avenue, Flaxfield Lane, George Town Drive, Intrepid Crescent, Jack Lachlan Drive, Kahawairahi Drive, Kaiawa Street, Karo Road, Kibblewhite Avenue, Liberty Crescent, Mahutonga Avenue, Motukaraka Drive, Seventh View Avenue, and Thistle Close, Beachlands; Whitford-Maraetai Road, Whitford]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.237	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Maraetai. Refer to Appendix 2, Map 087 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Maraetai Coast Road, Clevedon; Albacore Way, Alexander Avenue, Arthur Wright Place, Campbell Road, Carlton Crescent, Colson Lane, Coney Lane, Craig Road, Crossland Place, Eckford Lane, Fantail Crescent, George Couldrey Lane, Herbert Pollard Drive, Jacobs Way, Maraetai Drive, Maraetai Heights Road, Maraetai School Road, Matara Avenue, Moana Terrace, Omana Beach Road, Omana Esplanade, Omana Heights Drive, Pinebrook Lane, Rewa Road, Sea View Terrace, Swordfish Place, Te Makuru Lane, Te Pene Road, Te Puru Drive, and The Brae, Maraetai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.238	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Oratia, Glen Eden, and Titirangi. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden and Titirangi. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Autumn Avenue, Brunner Road, Easter Parade, Glengarry Road, Kamara Road, Karapiti Place, Parrs Cross Road, Phillip Avenue, Pisces Road, Pyramid Place, Selak Place, Selwyn Avenue, Shetland Street, Solar Road, West Coast Road, Withers Road, and Woodbank Drive, Glen Eden; Atkinson Road, Daffodil Street, Greenwoods Close, Highland Avenue, Kawaka Street, Konini Road, Onedin Place, Wirihana Road, and Woodfern Crescent, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ambler Avenue, Anna Lane, Aquarius Avenue, Arataki Views Way, Captain Scott Road, Claridge Street, Eastglen Road, George Herring Place, Glen Close, Glendale Road, Glengarry Road, Great North Road, Inver Street, John F Kennedy Place, Kamara Road, Kaneke Place, Karina Place, Lasque Place, Levy Road, Mataki Way, Nandana Drive, Oates Road, Osman Street, Palm Court Drive, Pleasant Road, Roick Parade, Roland Hill, Rosier Road, Routley Drive, Sarona Avenue, Savoy Road, Scotstoun Place, Sunnylaw Place, Sunvue Road, Surat Place, Surman Place, Terra Nova Street, Waikaukau Road, West Coast Road, Withers Road, Woodglen Road, and Woodvale Road, Glen Eden; Cezanne Place, and Titirangi Road, New Lynn; Atkinson Road, Fairmount Road, Kaurilands Road, and Meadowvale Rise Titirangi]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.239	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Rosier Road, Glendale Road, West Coast Road, and Withers Road Glen Eden; Cartwright Road, and Sabulite Road Kelston] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.240	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.241	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: West Coast Road, Glen Eden]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.242	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in North Titirangi, Kelston, Avondale, New Lynn, and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Blockhouse Bay, and Green Bay. Refer to Appendix 2, Map 090 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Godley Road, and Portage Road, Green Bay; Happeace Lane, South Lynn Road, and Titirangi Road, Titirangi.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amsterdam Place, Arran Street, Blockhouse Bay Road, Brabham Place, Miranda Street, Otira Street, Ruahine Street, St Georges Road, Umbriel Lane, and Wolverton Street, Avondale; Addison Street, Armagh Road, Bellamy Place, Blockhouse Bay Road, Bolton Street, Busby Street, Castlewood Grove, Chaucer Place, Congreve Place, Connaught Street, Covic Avenue, Endeavour Street, Falkirk Street, Gilfillan Street, Heaphy Street, Kay Drive, Keats Place, Kendrick Place, Kinross Street, Lucknow Place, Marlowe Road, Matata Street, Meredith Street, Pitfire Place, Portage Road, Puketea Street, Swinburne Street, Tania Place, Taylor Street, Temuka Garden, Terracotta Drive, Ulster Road, and Wade Street, Blockhouse Bay; Godley Road, Hava Place, La Rosa Street, Lantana Road, Tauhara Street, Taupo Street, and Thuja Street, Green Bay; Archibald Road, Kelman Road, Netherlands Avenue, and Standage Lane, Kelston; Akehurst Avenue, Arahoe Road, Armstrong Place, Astley Avenue, Beverly Place, Bickleigh Grove, Blease Street, Boler Place, Bolton Street, Copplestone Place, Cutler Street, Davern Lane, Gardner Avenue, Golf Road, Hinau Street, Hutchinson Avenue, Lynwood Road, Miro Street, Pamela Place, Parker Avenue, Portage Road, Reiman Street, Rewa Street, Rickards Place, Rimu Street, Ryehill Close, Seabrook Avenue, Tane Street, Titirangi Road, Trojan Crescent, Willerton Avenue, and Woolley Avenue, New Lynn]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 090 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, West Coast Road, and Westward Ho Glen Eden; Cartwright Road Kelston; Tomo Street New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta Drive, Ulster Road, Portage Road, Kumanu Lane, Congreve Place, Ochre Place, Chaucer Place, Matata Street, and Bolton Street Blockhouse Bay; Tahi Terrace Glen Eden, Titirangi Road, Fruitvale Road, Seabrook Avenue, Miro Street, Pine Street, Taroa Lane, Astley Avenue, Rimu Street, Reid Road, Binsted Road, Great North Road, Arawa Street, Islington Avenue, Ambrico Place, Trojan Crescent, Koromiko Street, Northall Road, Portage Road, Wattle Street, Gardner Avenue, Links Road, Durrant Place, Hinau Street, Nikau Street, Rata Street, Margan Avenue, Melview Place, Tane Street, Mayville Avenue, Caspian Close, Tiki Street, Karaka Street, Kohekohe Street, Maui Street, Hutchinson Avenue, Hill Crescent, Copplestone Place, Stolford Crescent, Dolan Place, Lynwood Road,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.243	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Blockhouse Bay, Green Bay, and New Lynn. Refer to Appendix 2 Map 090 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Arran Street, and Great North Road Avondale; Addison Street, Heaphy Street, Lucknow Place, Kay Drive, Keats Place, Chaucer Place, Puketea Street, Bolton Street, Taylor Street, and Tania Place Blockhouse Bay; Taupo Street Green Bay; Armstrong Place, Springside Place, Seabrook Avenue, Arahoe Road, Sheridan Drive, Trojan Crescent, Parker Avenue, Hutchinson Avenue, Astley Avenue, Gilliam Street, Mason Street, Pamela Place, Boler Place, Pimento Place, Golf Road, Ryehill Close, Titirangi Road, Blease Street, Reiman Street, Willerton Avenue, Cutler Street, Beverly Place, Portage Road, Davern Lane, Gardner Avenue, Grandison Crescent, Woolley Avenue, Titchener Street, and Hinau Street New Lynn; Old Titirangi Road, Titirangi Road, Fairmount Road, South Lynn Road, Happeace Lane, Poturi Streams Avenue, and The Grove Titirangi] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.244	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.245	Kāinga Ora	Housing and Apartment Buildings Zone in parts of New Lynn, Avondale, New Windsor, Blockhouse Bay, Lynfield, and Mount Roskill. Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hillview Avenue, Avondale; Lewis Street, and Lynbrooke Avenue, Blockhouse Bay; Ball Place, Barkes Place, Gilletta Road, Graham Bell Avenue, John Davis Road, Nirvana Way, Parfitt Street, Paua Place, Richardson Road, Sally Crescent, Subritzky Avenue, Vivaldi Place, and Wayne Place, Mount Roskill; Bannister Place, Hillview Avenue, Humber Place, Laburnum Road, Marconi Place, Mersey Place, Peter Mulgrew Street, and Rosamund Avenue, New Windsor.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Blockhouse Bay Road, Brabham Place, Miranda Street, Pitcairn Place, Ruahine Street, Tiverton Road, and Wolverton Street, Avondale; Blockhouse Bay Road, Boundary Road, Crudge Street, Donovan Street, Eleanor Place, Endeavour Street, Exminster Street, Francis Curtis Avenue, Gill Crescent, Lewis Street, Lynbrooke Avenue, McFadzean Drive, Rathlin Street, Shipton Place, Wade Street, Whitney Street, and Windermere Crescent, Blockhouse Bay; Andes Place, Canberra Avenue, Caronia Crescent, Commodore Drive, Hillsborough Road, Oriana Avenue, Rangitane Place, Rangitiki Crescent, and The Avenue, Lynfield; Allison Street, Amazon Parade, Anita Avenue, Balfron Avenue, Battersby Avenue, Boyce Avenue, Burnett Avenue, Coleman Avenue, Cormack Street, Culdaff Place, Cullen Avenue, Denbigh Avenue, Denny Avenue, Dominion Road, Dominion Road Extension, Ellis Avenue, Ernie Pinches Street, Fairway Drive, Freeland Avenue, Freer Street, Gaynor Street, Gifford Avenue, Gilletta Road, Glenarm Avenue, Glynn Street, Graham Bell Avenue, Griffen Park Road, Haycock Avenue, Hillsborough Road, Howell Crescent, Ira Street, Jana Place, John Davis Road, Kotero Road, Kallu Crescent, Katavich Place, Kimber Hall Avenue, Kingshaven Close, Kinloch Avenue, Kopakopa Lane, Linden Street, Lynfield Place, Malcolm Street, Marion Avenue, Marshall Laing Avenue, May Road, Mayn Avenue, McAlister Place, McGowan Street, Mount Roskill Road, Nash Road, Nirvana Way, Ongaonga Lane, Oxley Avenue, Parfitt Street, Pascoe Street, Penney Avenue, Playfair Road, Radnor Road, Richardson Road, Robson Street, Sally Crescent, Sanft Avenue, Shenandoah Avenue, Stanton Terrace, Subritzky Avenue, Tory Street, Tropicana Drive, Vercoe Street, Vivaldi Place, Webster Avenue, Welsh Street, White Swan Road, William Blofield Avenue, Zambezi Lane, Zamora Lane, and Zeralto Lane, Mount Roskill; Bannister Place, Batkin Road, Brothers Street, Cordelia Place, Dickey Street, Humber Place, Khandallah Place, Laburnum Road, Maioro Street, Marconi Place, Mersey Place, Netherton Street, Peter Mulgrew Street, Rosamund Avenue, Roseville Street, Valonia Street, Westminster Street, and Whittle Place, New Windsor; Budgen Street, and Stranolar Drive, Waikowhai]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.246	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Blockhouse Bay, New Windsor, Mount Roskill and Lynfield . Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Boundary Road Blockhouse Bay; Orcades Place, Commodore Drive, and Hillsborough Road Lynfield; Sandringham Road Extension, Stoddard Road, Richardson Road, Dominion Road Extension, Hillsborough Road, Dominion Road, White Swan Road, Ellis Avenue, Glenarm Avenue, and May Road, Mount Roskill] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.247	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of New Lynn, New Windsor, Blockhouse Bay, and Mount Roskill. Refer to Appendix 2 Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Shoreham Street, Holbrook Street, Tiverton Road, Brabham Place, Pinewood Street, Blockhouse Bay Road, Pitcairn Place, and Miranda Street Avondale; Margate Road, Blockhouse Bay Road, Matata Street, Waianiwa Place, Kendrick Place, Puketea Street, MacLaurin Street, Cleland Crescent, Bolton Street, Tania Place, Taylor Street, Geneva Place, and Terry Street Blockhouse Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.248	Kāinga Ora	Apartment Buildings Zone in Three Kings and Royal Oak. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Three Kings, Mount Roskill, Hillsborough, Waikowhai, Epsom, Royal Oak, and Onehunga. Refer to Appendix 2, Map 092 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Buckley Road, and Liverpool Street, Epsom; Anahere Lane, Aramutu Road, Arundel Street, Bel Air Drive, Belfast Street, Budock Road, Farnol Street, Fickling Avenue, Frederick Street, Goodall Street, Gregory Place, Hendry Avenue, Herd Road, Hillsborough Road, Impala Place, Karakia Lane, Kathryn Avenue, Littlejohn Street, Locke Avenue, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Prakash Lane, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Southdown Rail Land, Staveley Avenue, Stephen Lysnar Place, and Sylvester Avenue, Hillsborough; Camellia Place, Hillsborough Road, Melrose Road, Melrose Road East, Rainford Street, Southdown Rail Land, Stamford Park Road, and Vic Butler Street, Mount Roskill; Hilstan Place, Queenstown Road, and Seacliffe Road, Onehunga; Bingley Avenue, and Quentin Avenue, Royal Oak.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buckley Road, Fairholme Avenue, Gladwin Road, Greenfield Road, Lauchlan Avenue, Lewin Road, Liverpool Street, Manukau Road, Pah Road, Selwyn Road, and Tuperiri Road, Epsom; Albrecht Avenue, Aldersgate Road, Alex Boyd Link, Bel Air Drive, Belfast Street, Budock Road, Carlton Street, Eaton Road, Frederick Street, Goad Crescent, Goodall Street, Haughey Avenue, Hendry Avenue, Herd Road, Hillsborough Road, Hira Way, Impala Place, Kathryn Avenue, Kelsey Crescent, Lilac Grove, Lindsay Place, Littlejohn Street, Locke Avenue, Mah Lane, Marie Avenue, McIlroy Avenue, Millard Street, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Staveley Avenue, Stephen Lysnar Place, Sunnyridge Place, Tynor Place, and Viking Avenue, Hillsborough; Baxter Street, Bremner Avenue, Britton Avenue, Camellia Place, Carr Road, Clinker Street, Coleman Avenue, Currie Avenue, Denbigh Avenue, Dominion Road, Florence Daly Place, Fred Woodward Place, Frost Road, Gerrard Street, Gifford Avenue, Glass Road, Halleys Place, Hillsborough Road, James Preston Avenue, May Road, McKinnon Street, Melrose Road East, Memorial Avenue, Milliken Avenue, Molley Green Place, Morrie Laing Avenue, Mount Albert Road, Mount Roskill Road, Nash Road, Radnor Road, Revel Avenue, Richardson Road, Skipper Avenue, Somerset Road, Whitmore Road, and Winstone Road, Mount Roskill; Arthur Street, Aumoana Lane, Bamfield Place, Beachcroft Avenue, Boyd Avenue, Forbes Street, Hilstan Place, Jackson Street, Manukau Road, Normans Hill Road, Pleasant Street, Queenstown Road, Rendcomb Place, Seacliffe Road, Southdown Rail Land, Symonds Street, Trafalgar Street, and Viewland Avenue, Onehunga; Beckenham Avenue, Benville Place, Epworth Avenue, Erson Avenue, Fernleigh Avenue, Goldstine Place, Goodland Street, Gorrie Avenue, Hollywood Avenue, Korma	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.249	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Three Kings, Mount Roskill, Hillsborough and Royal Oak. Refer to Appendix 2, Map 092. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Buckley Road, Epsom; Oakdale Road, Queenstown Road, Hillsborough Road, Belfast Street, and Frederick Street Hillsborough; Richardson Road, McKinnon Street, Dominion Road, Cambrai Avenue, and Mount Albert Road, Mount Roskill; Mount Albert Road, and Manukau Road Royal Oak; Mount Albert Road, and Louvain Avenue Three Kings]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.250	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Royal Oak, One Tree Hill, Onehunga,Oranga, Te Papapa, Greenlane, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, One Tree Hill, Onehunga, Oranga, Te Papapa, Greenlane, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paihia Road, Onehunga] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aliford Avenue, Ewenson Avenue, Rockfield Road, Titahi Street, and Wahanui Road, Ellerslie; Konini Road Greenlane; Campbell Road, One Tree Hill; Alfred Street, Amaru Road, Arapuni Avenue, Arthur Street, Athens Road, Blakey Street, Bond Place, Bow Place, Cameron Street, Cardwell Street, Catherine Street, Church Street, Colonel Nixon Street, Cowell Place, Edmonton Avenue, Galway Street, Gambia Place, Gosport Place, Grey Street, Harbour View Terrace, Hardington Street, Hill Street, Hornes Lane, Huapai Street, Hull Place, Jordan Avenue, Jubilee Avenue, Manukau Road, Maria Street, Mariri Road, Maroa Road, Matiere Road, Melville Place, Moana Avenue, Mount Smart Road, Mountjoy Place, Namata Road, Nissan Place, Normans Hill Road, Onehunga Mall, Oranga Avenue, Paihia Road, Park Gardens, Princes Street, Puka Street, Quadrant Road, Roosevelt Avenue, Santos Place, Selwyn Street, Smith Crescent, Southdown Rail Land, Spring Street, State Avenue, Taiere Terrace, Tawa Road, Torokina Place, Trafalgar Street, Treasury Place, Tuata Street, Victoria Street, Waitangi Road, Wallath Road, Waller Street, and Yates Street, Onehunga; Greenpark Road, Rockfield Road, Station Road, and Walls Road Penrose; Haydn Avenue, and Raurenga Avenue, Royal Oak; Captain Springs Road, Curzon Street, Felix Street, Grotto Street, Heretaunga Avenue, and Mays Road, Te Papapa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.251	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Royal Oak, Oranga, Te Papapa, Ellerslie, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Great South Road, Cawley Street, Stanway Place, Kalmia Street, Sultan Street, and Park Avenue Ellerslie; Mount Smart Road, Waitangi Road, and Manukau Road, Onehunga; Great South Road, Penrose; Manukau Road, Royal Oak; Mays Road, and Captain Springs Road, Te Papapa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.252	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, Onehunga, and Te Papapa. Refer to Appendix 2 Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.253	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Mount Wellington and Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ellerslie, Mount Wellington, and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gavin Street, and Wilkinson Road, Ellerslie; Allen Road, Aranui Road, Bailey Road, Barrack Road, Bass Road, Bertrand Road, Boakes Road, Commissariat Road, Cotswold Lane, Everton Place, Fitzgerald Road, Gunson Road, Italia Grove, Jarman Road, Lavas Place, Malone Road, Melton Road, Mount Wellington Highway, Mountain View Mews, Panama Road, Panorama Road, Penrose Road, Portman Road, Price Crescent, Railway Land, Rielly Place, Ruawai Road, Rydal Drive, Simmonds Lane, Skinner Road, Sofs Lane, Sophia Close, Spooner Lane, Whitford Avenue, Wilkie Place, Yee Place, and Young Road, Mount Wellington; Convamore Lane, Ireland Road, Peterson Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.254	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Ellerslie, Panmure and Mount Wellington. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Cawley Street Ellerslie] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.255	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in Mount Wellington and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Alcock Street, Wilkie Place, Bertrand Road, Panama Road, Boakes Road, Higgs Road, Bass Road, Almond Place, Waipuna Road, Barrack Road, Allen Road, Sophia Close, McCracken Road, Harwood Road, and Rielly Place Mount Wellington; Marine Lane, Waipuna Road East, and Convamore Lane Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.256	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington, Panmure, Pakuranga, Pakuranga Heights and Sunnyhills. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waipuna Road, Mount Wellington; Anthony Place, Aurea Avenue, Browns Avenue, Challinor Street, Dale Crescent, Dayspring Way, Dowling Place, Edgewater Drive, Fremantle Place, Jan Place, Kentigern Close, Kerswill Place, Latham Avenue, Mangos Place, Manor Park, Mattson Road, Millen Avenue, Osprey Street, Pakuranga Road, Pandora Place, Paradise Place, Paul Place, Pelorus Place, Purakau Lane, Raewyn Place, Riverina Avenue, Riverlea Avenue, Roseburn Place, Seven Oaks Drive, Snell Place, South Eastern Highway, Susanne Place, Swan Crescent, Tamaki Bay Drive, Ti Rakau Drive, Tiaka Place, Tiraumea Drive, Undine Street, Wheatley Avenue, Whiti Lane, and Williams Avenue, Pakuranga; Acmena Lane, Alton Terrace, Beechdale Crescent, Blyton Lane, Boys Place, Cardiff Road, Carmel Avenue, Carole Crescent, Chatsworth Crescent, Chevis Place, Downsview Road, Elizabeth Street, Ellesmere Crescent, Ennis Avenue, Fleur Avenue, Gerwyn Place, Glenside Avenue, Gossamer Drive, Goyal Lane, Grammar School Road, Grassways Avenue, Greenhill Crescent, Grove Lane, Heron Place, Jade Avenue, Johns Lane, La Trobe Street, Larne Avenue, Leewood Place, Manapouri Place, Marriott Road, Miramar Place, Nevada Avenue, Okareka Place, Okataina Street, Opal Avenue, Parkview Place, Paulange Place, Pikareka Lane, Pooley Street, Portadown Avenue, Reeves Road, Riverhills Avenue, Rosina Place, Rotoiti Avenue, Te Anau Place, Udys Road, Ussher Place, Waikaremoana Place, Wanaka Place, and Ware Place, Pakuranga Heights; Allenby Road, Armein Road, Bridge Street, Church Crescent, Cove Lane, Dunkirk Road, Finn Place, Kings Road, Queens Road, Riverview Road, Sunset View Road, Thompson Road, Waipuna Road, Waipuna Road East, and Watene Road, Panmure; Blue Gum Rise, Everingham Place, Glenmore Road, Luton Avenue, Meadway, Olena Avenue, Rosca Lane, Trust Place, Wilbur Place, and Willow Way, Sunnyhills]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.257	Kāinga Ora	Insert Height Variation Controls of 22m and 29m, for various business zones in Panmure, Pakuranga and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Reeves Road, Johns Lane, Udys Road, Cardiff Road, Manapouri Place, Ussher Place, and Gossamer Drive,Pakuranga Heights, and Pakuranga Road, Pakuranga] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.258	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in Mount Wellington, Panmure and Pakuranga, and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Carbine Road, and Jolson Road, Mount Wellington; Marine Lane, Waipuna Road East, Cove Lane, Convamore Lane, and Finn Place, Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.259	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Burswood, Pakuranga Heights, Highland Park, Botany Downs, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cambric Place, Channing Crescent, Citation Way, Diosma Place, Gillett Place, Gosford Drive, Kells Place, Kurnell Drive, Lexington Drive, Mirrabooka Avenue, Orinda Close, Photinia Place, Spears Place, St Simon Place, and Voltaire Court, Botany Downs; Atworth Way, Brompton Place, Burswood Drive, Corfield Way, Davington Way, Dulwich Place, Elderberry Road, Fernbrook Close, Foxley Place, Heathridge Place, Ifield Court, Kalgan Place, Kenwick Place, Lutana Place, Midvale Place, Nedlands Place, Robina Court, Sheldon Place, Shenton Place, Tullis Place, and Waylen Place, East Tamaki; Aberfeldy Avenue, Anure Place, Aviemore Drive, Benygloe Place, Bradbury Road, Cairngorm Place, Dalwhinnie Parade, De Quincey Terrace, Eske Place, Gwenand Place, Highland Park Drive, Kincraig Place, Kingussie Place, Lewisham Street, McCahill Views, Pitlochry Place, Veagh Place Highland Park, Bard Place, Bob Charles Drive, Botany Road, Chapel Road, Corta Bella Place, Edgar Pearce Place, Elliot Street, Frank Nobilo Drive, Golfland Drive, Kilkenny Drive, Mirabell Place, Pebble Beach Place, Pegler Drive, San Luis Place, Seneca Court, Simon Owen Place, Trovare Place, Union Road, Vincent Street, Wellington Street, West Fairway, and Westerham Drive, Howick; Amberwood Drive, Annalong Road, Artesia Close, Aviara Court, Bampton Rise, Bantry Court, Belgate Place, Ben Nevis Place, Braystones Place, Camerton Close, Campian Place, Carriage Close, Cherrywood Crescent, Daria Place, Eastridge Court, Edendale Road, Eiger Place, Fieldstone Court, Kilimanjaro Drive, Kingsgate Place, Matterhorn Crescent, Mellick Place, Millhouse Drive, Mt Blanc Place, Northpark Avenue, Orangewood Drive, Pajaro Place, Ravensdale Rise, Santa Ana Drive, Stellamaris Way, Summermist Drive, Tarnica Road, Tralee Terrace, Valnera Close, Whitford Road, Windsong Court, and Winton Court, Northpark; Pakuranga Road, Pakuranga; Archmillen Avenue, Beldon Place, Cascades Road, De Thiery Place, Ennis Avenue, Gossamer Drive, Harford Place, La Trobe Street, Marvon Downs Avenue, Megan Avenue, Ruhanui Lane, Tupaki Place, Walworth Avenue, and Wyman Place, Pakuranga Heights; Hemsway Place, Meadway, and Stanniland Street, Sunnyhills]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.260	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43m in various business zones in Pakuranga Heights, Highland Park, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Pigeon Mountain Road, Half Moon Bay; Aviemore Drive, and Fortunes Road, Highland Park; Botany Road, and Ridge Road,Howick; Pakuranga Road, Pakuranga; Reeves Road, and Ussher Place, Pakuranga Heights; Whiteacres Drive, Sunnyhills] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.261	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in Golflands and North Park. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Solana Court, and Headcorn Place, Botany Downs; Chapel Road, John Lister Close, Mirabell Place, West Fairway, The Green, Botany Road, Huaota Place, Cabaret Way, San Luis Place, Putter Place, Frank Nobilo Drive, Golfland Drive, Corta Bella Place, Jan Higgins Place, Cascades Road, and Trovare Place, Howick; Amberwood Drive, Ben Nevis Place, Anaheim Boulevard, Crescent Hills Court, Matterhorn Crescent, Artesia Close, Travers Place, Stellamaris Way, Orohena Close, San Jose Rise, Kilimanjaro Drive, Vesca Place, Santa Cruz Drive, Pajaro Place, Belsera Court, Santa Ana Drive, Delray Place, Orangewood Drive, Napa Court, Shannon Place, Oakridge Way, Amadeus Place, Campian Place, Cherrywood Crescent, Eiger Place, Astoria Place, Millhouse Drive, Cantora Avenue, Aviara Court, The Mews, and Mt Blanc Place, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.262	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Howick, Shelly Park and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick, Somerville, North Park and Cockle Bay. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Advene Road, Cockle Bay Road, Judkins Crescent, Pah Road, Sea View Terrace, and Shelly Beach Parade, Cockle Bay; Somerville Road, Howick;Chisbury Terrace, Estuary Views, John Gill Road, Lastel Place, Pohutukawa Avenue, Sandspit Road, Sunnyview Avenue, and Vale Road,Shelly Park] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bert Wilson Place Cockle Bay, Auden Close, Baird Street, Bronte Place, Cook Street, Covina Place, Drake Street, Four Trees, Gibraltar Street, Jane Eyre Drive, Kayeleen Place, Kerry Dell, Meadowland Drive, Minerva Terrace, Moore Street, Paparoa Road, Sale Street, Tanglewood Place Howick, Ayrshire Place, Clydesdale Avenue, Corriedale Place, Edendale Road, Highgate Place, Kentville Place, Larkin Place, Leicester Parade, Merino Avenue, Nathan Close, Nicholas Road, Perendale Close, Pintner Place, Renway Rise, Sandalwood Place, Simmental Crescent, Whitford Road Northpark.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.263	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of Shamrock Park and North Park. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Chapel Road, Howick; San Jose Rise, Santa Cruz Drive, Delray Place, The Mews, and Santa Ana Drive, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.264	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Konini and Titirangi. Refer to Appendix 2, Map 099 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atkinson Road, Daffodil Street, Longfellow Parade, Wirihana Road, and Woodfern Crescent, Titirangi]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.265	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Green Bay and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mitchell Street, and Taunton Terrace, Blockhouse Bay; Harrybrook Road, Portage Road Green Bay, Staincross Street, and Takahe Road, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Avonleigh Road, Barron Drive, Bishop Street, Cajero Place, Cliff View Drive, Godley Road, La Rosa Street, Lex Avenue, and Vardon Road, Green Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.266	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Zone in Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Godley Road, Green Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.267	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Blockhouse Bay, Lynfield and Waikowhai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Blockhouse Bay, Lynfield and Waikowhai. Refer to Appendix 2, Map 101 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Blockhouse Bay Road, Blockhouse Bay; Cape Horn Road, Waikowhai; Fairsea Place, Mount Roskill; Godwit Place, Lynfield] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Canberra Avenue, Caronia Crescent, Oriana Avenue, Rangitata Place, and The Avenue, Lynfield; Halsey Drive, James Tyler Crescent, and Stanton Terrace, Mount Roskill]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.268	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Waikowhai, Hillsborough and Mangere Bridge. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hillsborough. Refer to Appendix 2, Map 102 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aldersgate Road, Hillsborough; Ambury Road,Mangere Bridge; Ben James Drive, Hillsborough Road, Rajan Place, and Saran Place, Mount Roskill] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Hillsborough Road, and Aldersgate Road, Hillsborough; Hillsborough Road, and Rebecca Rise, Mount Roskill]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.269	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere Bridge and Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere Bridge and Favona. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Asics Drive, Dewhurst Place, Favona Road, Forbes Road, Lolim Place, Mary Place, Norana Avenue, Opawa Crescent, Peachwood Place, and Tomes Lane, Favona; Donnell Avenue, Katatai Street, Kingfisher Place, Shayla Place, Walmsley Road, and Waterview Road, Mangere; Church Road, Conifer Lane, Crawford Avenue, Kamaka Road, Kapuka Road, Kiwi Esplanade, Koru Street, Mahunga Drive, McIntyre Road, Mona Avenue, Mountain Road, Ngaio Avenue, Putini Road, Ridgemount Rise, Scott Avenue, Shortt Avenue, Tainui Terrace, Taylor Road, Wallace Road, and Whakahui Lane, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Asics Drive, Cardrona Place, Dewhurst Place, Favona Road, Harania Avenue, and Wakefield Road, Favona; Ceasar Place, Clare Place, Katatai Street, Miller Road, Robertson Road, Roy Douglas Place, Shayla Place, Te Motu Way, Tilberg Street, and Walmsley Road, Mangere; Church Road, Coronation Road, Crawford Avenue, Domain Lane, Domain Road, Dunstall Place, Hastie Avenue, Hocken Place, Kaihua Terrace, Kamaka Road, Kiwi Esplanade, Kohanga Road, Koru Street, Market Cove Road, McIntyre Road, Mikoikoi Crescent, Miller Road, Miro Road, Mountain Road, Patiti Parade, Rimu Road, Scott Avenue, Tanners Road, Taylor Road, Waterfront Road, and Woodward Avenue; Mangere Bridge]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.270	Kāinga Ora	Insert Height Variation controls of 22m and 29m for the Business - Mixed Use Zone in Onehunga. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga; Crawford Avenue, Coronation Road, Miro Road, Hastie Avenue, and McIntyre Road, Mangere Bridge] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga Mall, Selwyn Street, Neilson Street, and O'Rorke Street; Onehunga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.271	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Favona, Mount Wellington and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abiru Crescent, Favona Road, Lolim Place, Norana Avenue, Parkstone Place, and Peachwood Place, Favona; Archboyd Avenue, Mangere East] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Meadow Street, Mount Wellington Highway, New Brighton Road, Parry Road, Portage Road, and Walters Road, Mount Wellington; Albert Street, Alexander Street, Avalon Court, Avenue Road, Awa Street, Chelsea Avenue, Church Street, Fairburn Road, Fort Richard Road, Golf Avenue, Haumako Place, High Street, Hutton Street, Jack Browne Place, Jellicoe Street, Kuranui Place, Lippiatt Road, Luke Street, Mangere Road, Middlemore Road, Monterey Avenue, Nelson Street, Ngaio Street, Nikau Road, Nixon Avenue, Papaku Road, Park Avenue, Petrie Place, Princes Street, Pukeora Road, Rodney Street, Ronaki Road, Sturges Avenue, Tahatai Street, Tamaki Avenue, Todd Place, Trenwith Street, Waikare Road, Walmsley Road, and Water Street, Otahuhu]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.272	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mount Wellington Highway, and Hillside Road, Mount Wellington; Princes Street, Queen Street, Luke Street, Atkinson Avenue, Station Road, Moa Street, Great South Road, Nikau Road, Huia Road, Albion Road, Marjorie Jayne Crescent, Arataki Lane, Mangere Road, Fort Richard Road, Avenue Road, High Street, Fairburn Road, Ngaio Street, and Nelson Street, Otahuhu] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.273	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in Mount Wellington. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Sophia Close, and McLennan Road, Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.274	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Otahuhu, Mount Wellington, Pakuranga and Otara. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Frank Grey Place, Otahuhu] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Springs Road, East Tamaki; Trenwith Street, and Water Street, Otahuhu; Angus Street, Antrim Crescent, Johnstones Road, Matamata Place, Nairn Place, Oroua Place, Pearl Baker Drive, Perth Street, Springs Road, Tyrone Street, and Valder Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.275	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in part of Otahuhu. Refer to Appendix 2, Map 105. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Otahuhu]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.276	Kāinga Ora	Insert a Height Variation Control of 18m for part of a non-specified residential zone in Mount Wellington. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Jolson Road, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.277	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in East Tamaki Heights. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of East Tamaki, Greenmount, Huntington Park, Burswood, Golflands, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: East Tamaki Road, East Tamaki; Point View Drive, East Tamaki Heights; Gracechurch Drive, Flat Bush] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Annamoe Place, Anrath Close, Ardkeen Place, Armoy Drive, Attymon Lane, Ballybay Road, Balrath Road, Banville Road, Belcoo Crescent, Brosna Place, Caltra Place, Campile Close, Carousel Crescent, Clavoy Place, Craigavon Drive, Derg Place, Dunloy Place, Erne Crescent, Feeny Crescent, Franshell Crescent, Gilford Place, Glanmire Place, Glastry Close, Gortin Close, Gransna Lane, Guys Road, Hampervale Place, Kalberry Place, Kaseng Place, Kellaway Drive, Kelvin Hart Drive, Kilbaha Close, Kippure Close, Lilybank Crescent, Middlefield Drive, Monash Place, Mordane Place, Premwood Road, Redcastle Drive, Rialto Court, Sayes Close, Shankill Place, Sheddings Lane, Shrule Place, Skip Lane, Smales Road, Snave Place, Srah Place, Thornbury Crescent, Walter Haddrell Crescent, Wando Lane, Wayne Francis Drive, William Woods Court, Willowbank Close, and Zara Court, East Tamaki; Heyington Way, and Point View Drive, East Tamaki Heights; Baltersan Drive, Banshire Close, Barcaldine Road, Borthwick Close, Chapel Road, Cyril French Drive, Dalcross Drive, Duntrune Road, Earlshall Drive, Edzell Close, and Gracechurch Drive, Flat Bush; Armstrong Farm Drive, Bejoy Rise, Brailsford Court, Brooke Ridge Rise, Burnaston Court, Canonbie Place, Chapel Road, Claremont Way, Conacher Close, Dairyland Drive, Delmont Close, Dromora Close, Drumquin Rise, Dunvegan Rise, Eaglemont Drive, Fairbairn Place, Fairfield Lane, Faldo Drive, Gilnockie Close, Golfland Drive, Hinckley Court, Isaac Place, John Brooke Crescent, Keenagh Rise, Kilkenny Drive, Kilsyth Way, Lansell Drive, Limerick Place, Mangerton Lane, Moyrus Crescent, Navan Place, Nephin Place, Newbliss Crescent, Owenbeg Rise, Penwood Close, Pikao Place, Point View Link, Skye Road, Westerham Drive Howick, Anaheim Boulevard, Annalong Road, Etwall Court, Maldon Court, and Santa Ana Drive, Northpark]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.278	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in East Tamaki Heights, Huntington Park, Golflands and Shamrock Park. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Chapel Road, Flat Bush] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive, Kellaway Drive, Amera Place, Millington Place, Oneroa Road, Beragh Place, Brittas Place, Kanturk Close, Marlon Lane, St Leger Close, Aclare Place, Wayne Francis Drive, Lushington Place, Kippure Close, Boderg Way, Leixlep Lane, Srah Place, Caltra Place, Cottesmore Place, Sayes Close, Lilybank Crescent, Brinlack Drive, Quartley Place, Halstead Place, Borris Close, Lurgan Drive, Franco Lane, Campile Close, Franshell Crescent, Smales Road, Saidia Place, Aaronville Way, Kaseng Place, and Te Koha Road, East Tamaki; Chapel Road, Flat Bush; Spalding Rise, Montecito Place, Fintona Place, Bob Charles Drive, Moycullien Lane, Ballycullanie Place, Inagh Close, Kilkenny Drive, Limerick Place, Glencullen Place, Glanworth Place, Golfland Drive, Westerham Drive, Ridgefield Lane, Nad Place, Chapel Road, Hinckley Court, Pikao Place, Mulroy Place, Simon Owen Place, Tiger Drive, Maghera Drive, Balbriggan Rise, Keppoch Court, Mohill Place, Bunker Rise, Emyvalie Place, Dannemora Drive, Bard Place, Keenagh Rise, Mullagh Place, Gilnockie Close, Newinn Crescent, Hagen Close, Puma Drive, Nagle Place, Brailsford Court, Ko Lane, Newbliss Crescent, Magee Place, Nier Place, Moyrus Crescent, Claremont Way, Ardagh Place, Tolben Place, Monivea Place, Millisle Place, Botany Road, Athenry Place, Faldo Drive, Carniew Place, Eaglemont Drive, MacNean Drive, Castlemaine Close, Annagary Rise, Newry Close, Mellefont Close, Isaac Place, Moy Place, John Brooke Crescent, Fairfield Lane, Naul Place, Nephin Place, Trovare Place, Magilligan Close, Belsomet Place, Els Close, Howden Lane, Corta Bella Place Howick, Ravensdale Rise, Uldale Place, Keswick Close, Tarnica Road, Aspatria Place, Bowscale Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Arrathorne Place, Ambleside Drive, Bampton Rise, Kilimanjaro Drive, Fencotie Place, Tralee Terrace, Thirlmere Rise, Embleton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place Northpark; Ti Rakau Drive, Pakuranga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					North Park, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Willowbank Close, William Woods Court, Dunloy Place, Corrofin Drive, Walter Haddrell Crescent, Lilybank Crescent, Gilford Place, Redcastle Drive, Wando Lane, Sheddings Lane, Lamberg Close, Bernish Place, Ballyward Close, Glastry Close, Clavoy Place, Craigavon Drive, Banville Road, Adrigole Place, Verley Rise, Franshell Crescent, Shingleton Lane, East Tamaki Road, Belcoo Crescent, and Feeny Crescent, East Tamaki; Fermanagh Place, Point View Drive, Maureen Close, Sommet Place, Roxborough Place, Fortuna Place, Lavina Court, Alan John Place East Tamaki Heights, and Gracechurch Drive, Flat Bush; Eynsham Court, Penwood Close, Drumquin Rise, Michael Richard Place, Skye Road, Delmont Close, Lansell Drive, Burnaston Court, Hinckley Court, Westerham Drive, Fairbairn Place, Armstrong Farm Drive, Brooke Ridge Rise, Bejoy Rise, Owenbeg Rise, Kinmont Rise, Mangerton Lane, Point View Link, Navan Place Howick, Anaheim Boulevard, Santa Ana Drive, and Maldon Court, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Redcastle Drive, Feeny Crescent, Gransna Lane, Rialto Court, Middlefield Drive, Lilybank Crescent, Ardkeen Place, Kaseng Place, Carousel Crescent, Ballybay Road, Kelvin Hart Drive, Wayne Francis Drive, Quartley Place, Smales Road, Kilbaha Close, Shankill Place, Attymon Lane, Caltra Place, Anrath Close, Erne Crescent, Balrath Road, Wando Lane, Huntington Drive, Sayes Close, Srah Place, Guys Road, Sheddings Lane, Armoy Drive, Shrule Place, Brosna Place, Belcoo Crescent, Kellaway Drive, Dunloy Place, Corrofin Drive, Franshell Crescent, Clavoy Place, Campile Close, Gilford Place, St Leger Close, Snave Place, and Verley Rise, East Tamaki; Heyington Way and Point View Drive, East Tamaki Heights; Chapel Road, Flat Bush; Chapel Road, Kilkenny Drive, Armstrong Farm Drive, Conacher Close, Penwood Close, Pikao Place, Moyrus Crescent, Kilsyth Way, Owenbeg Rise, Inagh Close, Newbliss Crescent, Dunvegan Rise, Hinckley Court, Nephin Place, Dairyland Drive, Mullagh Place, Delmont Close, Balbriggan Rise, Dromora Close, Gilnockie Close, Burnaston Court, Navan Place, Drumquin Rise, Westerham Drive, Fairfield Lane, Fairbairn Place, Point View Link, Bejoy Rise, Skye Road, Limerick Place, Brailsford Court, John Brooke Crescent, Claremont Way, Brooke Ridge Rise, Ardagh Place, Lansell Drive, Annagary Rise, Isaac Place, Canonbie Place, Nad Place, Monivea Place, Ridgefield Lane, Keenagh Rise, Eaglemont Drive, and Mangerton Lane, Howick; Annalong Road, Mellick Place, Tralee Terrace, Kingsgate Place, Santa Ana Drive, Artesia Close, Maldon Court, Etwall Court, Napa Court, Anaheim Boulevard, and Bantry Court, Northpark]		
FS81	Mark Grenville Gascoigne	Oppose	873.279	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive,	Height	Residential Height - Technical Elements (storeys to height)
FS81	Mark Grenville Gascoigne	Oppose	873.280	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of East Tamaki Heights and Dannemora. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Fermanagh Place, Maureen Close, Sommet Place, Point View Drive, and Lavina Court, East Tamaki Heights; Eynsham Court, Burnaston Court, Westerham Drive, Armstrong Farm Drive, Michael Richard Place, and Drumquin Rise Howick; Maldon Court, and Anaheim Boulevard, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.281	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Crosties Crescent, Heda Loop, Hirere Road, Lark Lane, Le Coz Road, Saleyard Road, Strachan Road, Whitford Park Road, Whitford-Maraetai Road, and Woodlanding Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.282	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 108 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Woodlanding Road, Strachan Road, Hirere Road, Heda Loop, Lark Lane, Saleyard Road, and Le Coz Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.283	Kāinga Ora	Apartment Buildings Zone in Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere, Mangere East and Favona. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Opawa Crescent, Favona; Ashmore Place, Austin Brave Place, Calthorp Close, Cullinan Avenue, Curlew Place, Cyclamen Road, Donnell Avenue, Fareti Place, Farnborough Crescent, Fatafehi Place, Hall Avenue, Jaylo Place, Kambalda Street, Kirkbride Road, Kohinoor Avenue, Koko Mews, Korimako Avenue, Lili Chen Way, Manston Road, Masters Place, McKenzie Road, Michelle Place, Miller Road, Naylors Drive, Outrigger Place, Plumley Crescent, Rehua Place, Stardon Place, Tapuwae Way, Tarata Crescent, Umu Place, Walmsley Road, and Westney Road, Mangere; Kapuka Road, Mountain Road, Peng Place, Toatoa Place, and Wallace Road, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Atiu Place, Borlase Lane, Burbridge Road, Cameo Court, Enuamanu Road, Gadsby Road, Harania Avenue, Langiola Drive, Regalwood Place, Royalpark Place, and Wakefield Road, Favona; Agar Place, Alderson Lane, Ansty Place, Ara Reti, Ari Lane, Ashgrove Road, Ashmore Place, Avro Place, Awhina Street, Bader Drive, Bede Place, Bingara Place, Calthorp Close, Cape Road, Caravelle Close, Ceasar Place, Cessna Crescent, Cessna Place, Chine Place, Chingford Close, Cinnamon Road, Comet Crescent, Convair Crescent, Cornwall Road, Corsair Crescent, Court Town Close, Curlew Place, Cyclamen Road, Deborah Place, Desford Place, Dole Place, Donnell Avenue, Duggan Avenue, Electra Place, Elmdon Street, Fairey Place, Fareti Place, Farnborough Crescent, Fatafehi Place, Forbury Place, Friesian Drive, Hall Avenue, Harriet Street, Harvard Place, Harwell Place, Heyford Close, Hinau Road, Humphreys Place, Idlewild Avenue, Ilford Crescent, Imrie Avenue, Jaylo Place, Jordan Road, Kambalda Street, Kanorau Place, Kaokao Lane, Kelburn Lane, Kemble Close, Kenton Lane, Killington Crescent, Kirkbride Road, Kitea Place, Kohinoor Avenue, Korimako Avenue, Lawford Place, Leeson Place, Lympne Lane, Manston Road, Mariner Street, Mascot Avenue, Massey Road, Masters Place, McKenzie Road, Mikasa Place, Miller Road, Molesworth Place, Morewood Lane, Naylors Drive, Nevis Place, Nicola Place, Norton Place, Norwalk Crescent, Novak Place, Orly Avenue, Orville Place, Otaimako Place, Paine Place, Pate Crescent, Peninsula Road, Pershore Place, Pito Place, Plumley Crescent, Prangley Avenue, Proctor Place, Pukaki Road, Purley Place, Retreat Drive, Reward Place, Richard Road, Robertson Road, Rock Daisy Crescent, Roy Douglas Place, Rush Place, Saybrook Place, Secoia Crescent, Shayla Place, Solent Street, Sperry Place, Stardon Place, Staverton Crescent, Tacon Place, Tagata Way, Tarata Crescent, Teo Lane, Thomas Road, Tidal Road, Tilberg Street, Tioro Lane, Tirau Place, Tranent Road, Tua Place, Tussock Avenue, Upwood Place, Valiant Street, Ventura Street, View Road, Vimy Place, Viscount Street, Walmsley Road, Watchfield Close, Wayne Drive, Welby Place, Westney Road, and Windrush Close,	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.284	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Zone in Mangere and Mangere East. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Idlewild Avenue, Kirkbride Road, McKenzie Road, and Imrie Avenue, Mangere, Wickman Way, Ashley Avenue, and Robertson Road, Mangere East]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.285	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Mangere East, Middlemore, and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bicknell Road Favona Archboyd Avenue, Blake Road, Celia Place, Haddon Street, Raglan Street, Skipton Street, Tennessee Avenue, Vine Street, and Wood Avenue, Mangere East; Baldwin Street, Beatty Street, Jane Cowie Avenue, and Jellicoe Street, Otahuhu; Lendenfeld Drive, and Malaspina Place, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Savill Drive, Favona; Cinnamon Road, Colin Street, Massey Road, Rock Daisy Crescent, Tidal Road, and Tussock Avenue, Mangere; Allen Street, Beryl Place, Bodmin Place, Buckland Road, Calvert Avenue, Carnac Place, Chadwick Crescent, Chaplin Street, Cheviot Street, Chisholm Place, Cleek Road, Courtenay Crescent, Daniel Avenue, Driver Road, Earlsworth Road, Eden Street, Ensor Place, Ewart Road, Ferguson Street, Ganges Avenue, Gardiner Grove, Geoffrey Place, George Street, Graeme Avenue, Gray Avenue, Hain Avenue, Hallberry Road, Hardie Street, Henwood Road, Hokianga Street, Jacqueline Place, James Street, John Street, Kairanga Street, Landon Avenue, Lavinia Crescent, Linnet Place, Lotus Lane, Malcolm Place, Massey Road, May Road, Mayflower Close, McBurney Place, Miami Street, Moffitt Place, Raglan Street, Robertson Road, Robyn Place, Rod Place, Rosella Road, Royton Avenue, Staines Avenue, Steven Street, Tennessee Avenue, Thompson Street, Tiari Place, Vine Street, Viola Avenue, Von Sturmer Street, Walter Street, Wedgwood Avenue, William Street, Winthrop Way, and Yates Road, Mangere East; Beatty Street, Chelsea Avenue, Cracroft Street, Great South Road, Jane Cowie Avenue, Jellicoe Street, Mangere Road, McDonald Place, Middlemore Road, Nelson Street, and Tamaki Avenue, Otahuhu; Ashlynne Avenue, Barrie Avenue, Buckland Road, Cambourne Road, Camden Place, Coates Road, Deepak Lane, Deering Place, Dewan Lane, Franklin Avenue, Glenmary Place, Gordon Road, Grange Road, Gray Avenue, Great South Road, Landon Avenue, Lansdown Avenue, Laureston Avenue, Lochinver Road, Malaspina Place, McCullough Avenue, McDonald Road, McLean Avenue, Middlemore Crescent, Milton Road, Nogat Avenue, Omana Road, Park Avenue, Peverill Crescent, Phoenix Place, Picton Street, Portage Road, Rangitoto Road, Rosebank Road, Ross Avenue, Shirley Road, Station Road, Swaffield Road, Trimmer Terrace, Troon Place, and Woolfield Road, Papatoetoe]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.286	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Savill Drive, Favona; Massey Road, Wickman Way, Rosella Road, Yates Road, Miami Street, Gray Avenue, and Graeme Avenue, Mangere East; Cracroft Street, Jellicoe Street, Great South Road, Mangere Road, Ngaio Street, and Nelson Street, Otahuhu; Swaffield Road, and Gray Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.287	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Building Zone in Papatoetoe. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.288	Kāinga Ora	Rezone the Coastal - Coastal Transition Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Middlemore. Refer to Appendix 2, Map 113 of the submission.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.289	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kimpton Road, and Stonex Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Crescent, Ashton Avenue, Bairds Road, Berrett Place, Blampied Road, Bolton Place, Bond Street, Capstick Road, Carey Place, Clarkson Crescent, Clayton Avenue, Clyde Road, Cobham Crescent, Cooper Crescent, Cosmo Place, Craig Place, Crown Crescent, Dairy Road, Dawson Road, Doughty Place, East Tamaki Road, Edward Avenue, Eileen Lane, Everitt Road, Ferguson Road, Fisher Crescent, Flat Bush Road, Flinders Place, Franich Street, Franklyne Road, Garrett Place, Grant Avenue, Grundy Place, Gubb Place, Hamill Road, Harwood Crescent, Haumia Way, Hills Road, Johnstones Road, Largo Lane, Lawrence Place, Leslie Place, Lester Lane, Nola Crescent, Otara Road, Palermo Place, Pearl Baker Drive, Preston Road, Ravenna Way, Ross Avenue, Springs Road, Stainton Place, Tate Place, Terry Place, Tindall Crescent, Tosca Place, Valder Avenue, Velvet Crescent, Waipapa Crescent, Whitley Crescent, and Williams Crescent, Otara; Alexander Avenue, Allenby Road, Avis Avenue, Bernard Street, Birdwood Avenue, Brooklyn Avenue, Carlie Street, Carruth Road, Caspar Road, Central Avenue, Cornwall Road, Dingwall Place, Dryden Avenue, East Tamaki Road, Esperanto Road, Fraser Road, Fyfe Avenue, Glen Avenue, Great South Road, Guide Place, Hamilton Road, Huia Road, Kakaho Way, Kimpton Road, Kolmar Road, Lloyd Avenue, Mangarata Avenue, Margan Avenue, Matawaka Lane, Matuhi Grove, Matuku Place, Morris Avenue, Motatau Road, Nicholson Avenue, Omana Road, Overton Road, Pamir Road, Parera Place, Parson Lane, Pembroke Street, Philip Street, Plymouth Place, Pukeko Place, Rangitoto Road, Regent Street, Scott Road, Sean Fitzpatrick Place, Shahkot Way, St George Street, Stonex Road, Sunnyside Crescent, Sutton Crescent, Tui Road, Tukutuku Lane, Victory Road, Warou Way, Warwick Avenue, Watson Place, Wentworth Avenue, Weston Avenue, Wilmay Avenue, and Wilmshurst Avenue, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.290	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Zone in Papatoetoe and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Everitt Road, East Tamaki Road, Pearl Baker Drive, Johnstones Road, Velvet Crescent, and Ashton Avenue, Otara; Great South Road, and Kimpton Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.291	Kāinga Ora	Insert Height Variation Controls of 18m, 29 and 37m for various residential zones in Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Awatere Street, Preston Road, Waimate Street, Piako Street, Clutha Crescent, Aria Place, Boundary Road, and Flat Bush Road, Otara, Pembroke Street, Caspar Road, Dennis Road, Bruce Place, Ranum Road, Tui Road, Pamir Road, Esperanto Road, Thorn Place, and Lloyd Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Omagh Avenue, Coronation Road, Weston Avenue, Kakaho Way, Wentworth Avenue, Margan Avenue, Rangitoto Road, St George Street, Norfolk Place, Kolmar Road, Dryden Avenue, Shirley Road, Wilmay Avenue, Coates Road, Paton Avenue, Oakland Avenue, Glen Avenue, Warwick Avenue, Shahkot Way, Dunnotar Road, Kingswood Road, Carruth Road, Central Avenue, Guide Place, and Detro Street, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Caspar Road, Lloyd Avenue, Pamir Road, Esperanto Road, Brooklyn Avenue, Dennis Road, Pembroke Street, and Thorn Place, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.292	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose - Māori Purpose Zone in Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Alexander Crescent, and Otara Road, Otara]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.293	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Chapel Downs, Donegal Park, Otara, Ormiston, Flatbush and Mission Heights. Refer to Appendix 2, Map 115 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Te Irirangi Drive, Clover Park; Accent Drive, Agapanthus Place, Alvre Place, Breon Place, Bushpark Place, Cambrian Crescent, Dione Place, Erica Road, Glasson Avenue, Hampervale Place, Heidi Crescent, Magnolia Place, Maypark Crescent, Middlefield Drive, Pertosa Drive, Savona Drive, Spenbrooke Road, and Wayne Francis Drive, East Tamaki; Ainwick Road, Amon Avenue, Argento Avenue, Arranmore Drive, Aster Place, Aviano Close, Ballindrait Drive, Baverstock Road, Beggs Way, Bezar Place, Birchlands Road, Blowers Place, Bowmore Close, Bridgefield Crescent, Broadhurst Road, Broberg Lane, Bronwylian Drive, Brookview Drive, Bruckless Drive, Cahir Place, Caldecote Place, Camith Close, Carrick Glen Avenue, Carrickdawson Drive, Cashmore Place, Chapel Road, Charlestown Drive, Citron Court, Clady Drive, Clomell Drive, Coachman Drive, Concepts Way, Conti Drive, Coolaghy Drive, Courtvale Place, Cousins Road, Creeve Place, Cyril French Drive, Danielle Place, Darion Drive, Dawson Road, Deerfield Place, Donegal Park Drive, Dowd Place, Dromoland Drive, Drumston Place, Dunkineely Road, Dunoon Close, Duntrune Road, Eastland Road, Edingale Court, Elwyn Close, Eric Rush Place, Eroni Clarke Close, Farmdale Court, Fernloche Place, Flat Bush School Road, Fong Road, Frank Bunce Grove, Friar Close, Geranium Avenue, Gerolds Place, Glen Osborne Terrace, Gortnest Place, Gracechurch Drive, Greenbrooke Drive, Gretton Court, Hansworth Place, Hawkley Close, Helianthus Avenue, Hikuawa Road, Howith Street, Hughs Way, Ian Jones Court, Janway Avenue, Jeffs Road, Jerpoint Drive, John Broad Place, Karson Place, Kawa Drive, Kensway Drive, Kerrykeel Drive, Kestev Drive, Kildare Road, Killarney Drive, Kira Road, Ksenia Drive, Listack Drive, Lorenzo Way, Louis Braille Lane, Malahide Drive, Manchester Drive, Mandival Avenue, Manning Rise, Marc Ellis Place, McCathie Drive, McKittrick Avenue, Medvale Avenue, Michael Jones Drive, Monique Place, Multose Drive, Murphys Road, Noble Court, Norwood Drive, Nuneaton Drive, Oakhurst Avenue, Oakville Avenue, Olga Road, Ormiston Road, Oswald Close, Pennygale Close, Plantation Avenue, Powercourt Drive, Quattro Avenue, Reno Way, Riviera Drive, Robin Brooke Drive, Rohi Place, Roseborough Place, Ruia Road, Sai Street, Sambrooke Crescent, Schoombie Drive, Seresin Crescent, Shandon Street, Shelby Lane, Silvana Drive, Silverwood Drive, Skelligs Drive, Slipper Avenue, Springside Drive, Stancombe Road, Stonebrooke Lane, Stornaway Drive, Sunglade Grove, Sunshine Lane, Sycamore Street, Thyme Court, Timmer Road, Tinturn Place, Titchmarsh Crescent, Tofane Lane, Tonu'U Court, Topland Drive, Tsar Court, Urney Drive, Valderama Drive, Vidiri Court, Villarosa Lane, Walter Little Way, Warren Way, Watersfield Place, Whetstone Road, Woodberry Drive, and Yulia Road, Flat Bush; Bahama Place, Belinda Avenue, Caserta Place, Dawson Road, Flat Bush Road, Jodie Place, Norrie Smith Avenue, Othello Drive, Penion Drive, Ravenna Way, Serai Place, Serenity Place, and Zelda Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.294	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Donegal Park. Refer to Appendix 2, Map 115. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Carrickdawson Drive, Castlebane Drive, Donegal Park Drive, Freshland Drive, Hikuawa Road, Ksenia Drive, Puruatanga Drive, Raumaota Road, and Repehina Road, Flat Bush]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.295	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at East Tamaki, Flat Bush, and Ormiston. Refer to Appendix 2, Map 115. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Te Irirangi Drive, Clover Park; Bishop Lenihan Place, Bishop Dunn Place, and Ormiston Road East Tamaki; Florence Carter Avenue, Chapel Road, Arranmore Drive, Murphys Road, and Te Irirangi Drive, Flat Bush]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.296	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Flat Bush and Ormiston. Refer to Appendix 2, Map 116 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jeffs Road, Seresin Crescent, Norwood Drive, Mandeville Avenue, and Silvana Drive, Flat Bush]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.297	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Kawakawa Bay. Refer to Appendix 2, Map 117. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clevedon Kawakawa Road, Kawakawa Bay Coast Road, and Kawakawa-Orere Road, Clevedon; Banks Road, Bertram Road, Clevedon Kawakawa Road, Cottonwood Place, Ferndale Drive, Karaka Road, Karawa Place, Mihaka Road, and Rautawa Place, Kawakawa Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.298	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Ihumātao. Refer to Appendix 2, Map 118. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Oruarangi Road, Mangere]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.299	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere. Refer to Appendix 2, Map 119 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chayward Place, Jaylo Place, Naylors Drive, Nga Waka Place, Shah Lane, Sid Place, and Waldos Way, Mangere.] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brunswick Rise, Cyclamen Road, Fitchburg Place, Peninsula Road, and Secoia Crescent, Mangere]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.300	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Puhinui and Paptoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Burrell Avenue, and Noel Burnside Road, Manukau Central; Alabaster Drive, Caringbah Drive, Claude Avenue, Ferndown Avenue, Heathberry Close, Hillside Road, Lismore Place, Narada Place, Olive Crescent, Puhinui Road, and Selfs Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alabaster Drive, Chestnut Road, Fenton Street, Ferndown Avenue, Gifford Road, Heathberry Close, Hillcrest Road, Hillside Road, Kenderdine Road, Komako Place, Margaret Road, Orona Way, Pah Road, Ramsey Street, Sabi Place, Sumner Street, Tutere Road, Vigo Place, and Wyllie Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.301	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pah Road, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.302	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Papatoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.303	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Puhinui, and Manukau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manukau, Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Plunket Avenue, Manukau Central; Atkinson Avenue, Ballance Avenue, Brett Avenue, Clendon Avenue, Freyberg Avenue, Puhinui Road, Ranfurly Road, Seddon Avenue, Stafford Avenue, and Tukutuku Lane, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Almay Place, Arden Court, Astral Place, Chamade Place, Charntay Avenue, Coty Place, Courant Place, Derrimore Heights, Diorella Drive, Espada Place, Eterna Place, Greenstone Place, Jontue Place, Juvena Place, Leila Place, Pulman Place, Sandrine Avenue, Sena Place, Seton Place, Shalimar Place, Sikkim Crescent, Te Irirangi Drive, Townley Place, and Ulay Place, Clover Park; Ancona Lane, Andover Way, Banksia Place, Boeing Place, Chieftain Rise, Everglade Drive, and Piper Place, Goodwood Heights; Amethyst Place, Birchlea Rise, Druces Road, Great South Road, Inverell Avenue, Ixia Place, Kerrs Road, Laurelia Place, Leith Court, Norman Spencer Drive, Plunket Avenue, Rata Vine Drive, Redoubt Road, Topaz Place, Trevor Hosken Drive, Wallson Crescent, and Wilisa Rise, Manukau Central; Boundary Road, Israel Avenue, Othello Drive, Preston Road, Rimini Place, and Vetori Place, Otara; Albert Road, Allenby Road, Avis Avenue, Birdwood Avenue, Bledisloe Street, Brooklyn Avenue, Buckingham Crescent, Carolyn Street, Carruth Road, Caspar Road, Edorvale Avenue, Elizabeth Avenue, Esperanto Road, Fairview Road, Fitzroy Street, Grande Vue Road, Grantham Road, Grayson Avenue, Great South Road, Hayward Road, Holden Place, King Street, Landscape Road, Mahon Place, Maunu Road, Papahou Lane, Papahou Lane Lane, Pembroke Street, Philip Street, Puhinui Road, Reagan Road, Regent Street, Rito Place, Tavistock Street, Thorn Place, Victoria Road, Windoma Circle, Winspear Place, and York Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Waipuhinui Way, Sun Orchid Avenue, Mahalo Avenue, Great South Road, Aperira Lane, Pacific Events Centre Drive, Coral Tree Avenue, and Laurelia Place, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin Place, Zircon Place, Taruna Lane, Inverell Avenue, Lambie Drive, Rara Lane, Clist Crescent, Wiri Station Road, Gladding Place, and Celadon Place, Manukau Central; Puhinui Road, Reagan Road, Pettit Place, Brooks Way, Fitzroy Street, Carruth Road, Carolyn Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.304	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Otara, Clover Park, and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Fairchild Avenue, and Boeing Place, Goodwood Heights; Iliad Place, Kerrs Road, Inverell Avenue, Trevor Hosken Drive, Amethyst Place, Redoubt Road, Druces Road, Topaz Place, and Ixia Place, Manukau Central; Vetori Place, Awatere Street, Rimini Place, Preston Road, Boundary Road, Waimate Street, Piako Street, Aria Place, Israel Avenue, Clutha Crescent, Iota Place, and Flat Bush Road, Otara; Caspar Road, Pamir Road, Thorn Place, Esperanto Road, and Pembroke Street, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.305	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin	Height	
					Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rata Vine, Goodwood Heights, Chapel Downs, Clover Park and Donegal Park. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aspiring Avenue, Charntay Avenue, Constance Place, Derrimore Heights, Diorella Drive, Eterna Place, Greenstone Place, Hollyford Drive, Kepler Place, Kylie Court, Leila Place, Libnai Avenue, Lowburn Place, Lyell Court, Mataura Place, Oreti Place, Rakaia Rise, Rochas Place, Rosewood Place, Rotoma Rise, San Martin Place, Santa Monica Place, Sentosa Place, and Te Irirangi Drive, Clover Park; Alta Terrace, Carrick Glen Avenue, Darnell Crescent, Dawson Road, Dillon Crescent, Dissmeyer Drive, Drumbeg Close, Glenlea Place, Hilltop Road, Innisowen Place, Lema Place, Liscooly Place, Matthews Road, Raphoe Road, Sidey Avenue, and Thomas Road, Flat Bush; Everglade Drive, Flamingo Court, Goodwood Drive, Kingsclere Place, and Palmetto Place, Goodwood Heights; Redoubt Road, Manukau Central; Boundary Road, Israel Avenue, Maytime Street, Othello Drive, Serrano Place, Treviso Place, and Zelda Avenue Otara]		
FS81	Mark Grenville Gascoigne	Oppose	873.306	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.307	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Chapel Downs, Donegal Park and Flat Bush. Refer to Appendix 2, Map 122. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Aklander Rise, Annmarie Avenue, Ballyliffin Drive, Bunbeg Crescent, Bunlin Road, Canna Street, Carrick Glen Avenue, Carrickdawson Drive, Castlebane Drive, Charlestown Drive, Cloonlyon Drive, Cooladawson Drive, Donegal Park Drive, Downpatrick Drive, Drumaness Road, Drumbuoy Drive, Drumconnell Drive, Dunaff Place, Dungloe Avenue, Elevation Street, Greenan Drive, Gurtin Road, Hikuawa Road, Lavey Road, Lime Hill Rise, Long George Drive, Murphys Park Drive, Murphys Road, Pae Lane, Piki Street, Pukanui Avenue, Rakiraki Place, Repehina Road, Ripa Street, Rossbeg Lane, Salvia Lane, Tahere Road, Tannaghmore Drive, Teitei Rise, Thomas Road, Tir Conaill Avenue, and Tiro Street, Flat Bush; Redoubt Road, Manukau Central]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.308	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Rata Vine, Clover Park and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Dissmeyer Drive, and Thomas Road, Flat Bush; Mahalo Avenue, Pacific Events Centre Drive, and Great South Road Manukau Central, Othello Drive, Otara] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.309	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Redoubt Road, and Wilisa Rise, Manukau Central; Chieftain Rise, Boeing Place, Fairchild Avenue, De Havilland Drive, Piper Place, and Andover Way, Goodwood Heights] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Sikkim Crescent, Juvena Place, Monde Place, Rochas Place, Diorella Drive, and Derrimore Heights, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Wilisa Rise, and Redoubt Road, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.310	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Flat Bush. Refer to Appendix 2, Map 123. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Annemarie Ave, Redoubt Road, Long George Drive, Flat Bush.]	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.311	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Clevedon. Refer to Appendix 2, Map 124. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beckby Way, Benjamin Place, Clevedon Kawakawa Road, Hyde Road, Kaihuia Lane, Mark Williams Place, Monument Road, Munro Oak Lane, North Road, Nukuao Lane, Papakura-Clevedon Road, Te Rau Way, Thorps Quarry Road, Tuawa Lane, and Twilight Road, Clevedon]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.312	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Homai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park, Rowandale, Burbank, Homai, Wiri, Hillpark, Manurewa and Leabank. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Maplesden Drive, Robert Ross Place, and Robert Skelton Place, Clendon Park; Brouder Place, Sime Road, and Tampin Road, Hill Park; Adina Lane, Alicante Avenue, Begonia Place, Costar Place, Duin Lane, Enid Place, Fay Close, Great South Road, Isbister Lane, Manresa Close, McVilly Road, Paloma Court, Rata Vine Drive, Sagar Lane, and Totara Meadows Court, Manukau Central; Adams Road, Addington Avenue, Balfour Road, Bedlington Avenue, Beeston Crescent, Bettina Place, Bowater Place, Brent Place, Brentford Place, Browns Road, Buller Crescent, Burbank Avenue, Burundi Avenue, Cambridge Road, Clark Street, Claymore Street, Clendon Place, Coles Place, Coxhead Road, Dagenham Street, Deveron Road, Dreadon Road, Eddowes Street, Feasegate Street, Frances Street, Friedlanders Road, Frobisher Way, Funnell Place, Garth Place, Gibbs Road, Glennis Place, Gloucester Road, Great South Road, Halsey Road, Harrow Place, Heybridge Street, Hywell Place, Jellicoe Road, John Walker Drive, Jutland Road, Kent Road, Kern Place, Kerrydale Road, Kirton Crescent, Kita Road, Lomas Place, Lyndon Place, Maich Road, Maida Vale, Marr Road, Martin Road, Maungarua Lane, McKean Avenue, Montilla Place, Morrin Street, Mountfort Street, Naomi Place, Neems Place, Orams Road, Oxford Road, Poutini Place, Primrose Place, Rangataua Place, Romney Place, Roscommon Road, Rowandale Avenue, Russell Road, Ruth Street, Sealord Place, Sharland Avenue, Stella Place, Sturdee Road, Sunlands Drive, Surrey Street, Swallow Drive, Tamworth Close, Thompson Terrace, Ti Kouka Lane, Tui Crescent, Weymouth Road, William Avenue, and Wordsworth Road, Manurewa.]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.313	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zone in parts of Leabank, Manurewa, Homai, Wiri and Hillpark. Refer to Appendix 2, Map 128. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Laurelia Place, Manukau Central; Weymouth Road, Gloucester Road, Russell Road, Sharland Avenue, Great South Road, and Halsey Road, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.314	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Manurewa and Wiri. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Amethyst Place, Kerrs Road, and Trevor Hosken Drive, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Maich Road, Jellicoe Road, Russell Road, Weymouth Road, James Road, Percival Street, Corin Avenue, Frances Street, Great South Road, Buller Crescent, Dreadon Road, Coxhead Road, Kanga Lane, Rondorlyn Place, Lupton Road, Rosemary Lane, Halsey Road, Bowater Place, Clendon Place, Beatty Avenue, Kay Road, and Ruth Street, Manurewa] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Druces Road, Trevor Hosken Drive, Amethyst Place, Kerrs Road, Celadon Place, and Zircon Place, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.315	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillpark. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa, Hillpark, Manurewa East and Randwick Park. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Collie Street, David Avenue, Jill Place, Kahurangi Place, Lawrence Crescent, Lynmore Drive, Patricia Place, and Vista Place, Hill Park; Orams Road, Manurewa] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alfriston Road, Alfriston; Brouder Place, Collie Street, David Avenue, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Hill Road, Iorangi Place, Kahurangi Place, Kelvyn Grove, Lawrence Crescent, Lynmore Drive, Patricia Place, Rothery Road, Scenic Drive, Sime Road, Tampin Road, Tomlinson Street, and Walpole Avenue, Hill Park; Rata Vine Drive, Manukau Central; Alfriston Road, Arthur Road, Botanic View, Bowater Place, Bowen Street, Brough Road, Browning Street, Churchill Avenue, Claude Road, Ellen Street, Fleming Street, Great South Road, Hillcrest Grove, Hyde Street, Index Place, Knights Drive, Knox Road, McAnnalley Street, McDougall Street, Norm Pellow Drive, Orams Road, Puriri Road, Saralee Drive, Scotts Road, Short Street, Tui Crescent, and Whitbourne Heights, Manurewa; Magic Way, Shifnal Drive, Skelton Avenue, Sonterra Close, and Villino Place, Randwick Park; Hill Road, The Gardens]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.316	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Manurewa and Hillpark. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Grande Vue Road Hill Park, Myers Road, and Great South Road, Manurewa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.317	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park and Leabank. Refer to Appendix 2, Map 130 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Hatherley Place, Kennington Drive, Martha Lane, Palmers Road, Taitimu Drive, and Weymouth Road, Clendon Park; Albertson Place, Belleek Close, Bowater Place, Buller Crescent, Castlefinn Drive, Claymore Street, Coxhead Road, Friedlanders Road, Glenveagh Park Drive, John Walker Drive, Kita Road, Landette Road, Mountfort Street, Puriri Road, Rako Place, Tamworth Close, Thompson Terrace, and Weymouth Road, Manurewa; Damian Way, Leaver Place, Mahia Road, and Weymouth Road, Weymouth]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.318	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Takanini. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Conifer Grove, Waiata Shores, Leabank, Manurewa, Takanini, Addison, and Longford Park. Refer to Appendix 2, Map 131 [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, and Walter Strevens Drive Conifer Grove; Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, and Totara Road Manurewa; Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue, Takanini] inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, Walter Strevens Drive Conifer Grove, Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, Totara Road Manurewa, Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue Takanini]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.319	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Manurewa, Takanini and Waiata Shores. Refer to Appendix 2, Map 131. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Challen Close, Conifer Grove; Great South Road, Lovely Lane, Beaumonts Way, and Churchill Avenue, Manurewa; Manuroa Road, and Princess Street, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.320	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Buildings Zone in parts of Leabank and Manurewa. Refer to Appendix 2, Map 131 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Churchill Avenue, Puriri Road, Weymouth Road, Rogers Road, and Christmas Road, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.321	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Takanini, Addison, McLennan, and Papakura. Refer to Appendix 2, Map 132 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alliance Lane, Alma Crescent, Arimu Road, Artillery Drive, Battalion Drive, Courage Road, Dignity Street, Grove Road, Imjin Place, Maadi Place, Old Wairoa Road, Paretaiuru Crescent, Porchester Road, Shirley Avenue, Sunburst Street, Te Akitai Green, Te Aparangi Road, Troop Road, Turehu Road, Walsh Road, and Walters Road Papakura; Airfield Road, Arion Road, Braeburn Place, Bruce Pulman Drive, Calumet Way, Figaro Crescent, Glenburn Place, Hakawai Avenue, Kauri Drive, Kuaka Drive, Marengo Parkway, McGinty Street, Mohua Avenue, Peerless Avenue, Phar Lap Crescent, Pipipi Crescent, Poaka Avenue, Popokatea Drive, Porchester Road, Puweto Avenue, Reins Road, Ritchie Crescent, Rosarina Lane, Sires Parkway, Tete Lane, The Track, Tironui Road, Tironui Station Road East, Walters Road, Waterview Road East, Waterview Road West, Willow Camp Road, Windfola Parkway, and Zabeel Crescent, Takanini;	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.322	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Takanini and Ardmore. Refer to Appendix 2, Map 132. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Earlywood Road, Grandifolia Road, Hard Beech Street, Kakabeak Way, Kanono Road, Koroheke Road, Leatherwood Road, Pakaraka Drive, Silver Beech Street, Softwood Avenue, Toropapa Close, Twin Parks Rise Ardmore, Black Beech Crescent, Castlepoint Avenue, Hukihuki Drive, Sapwood Crescent, and Walters Road Takanini]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.323	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Takanini, Addison, McLennan and Papakura. Refer to Appendix 2, Map 132 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Minhas Road, Ardmore; Bunnythorpe Road, Cosgrave Road, Liberation Road, Battalion Drive, Alliance Lane, Grove Road, Riroriro Close, Clevedon Road, Yang Place, Paretaiuru Crescent, Command Lane, Fernaig Street, Courage Road, Hill Crescent, Saddleback Crescent, Old Wairoa Road, Sutton Crescent, Warbler Crescent, Parachute Crescent, Te Aparangi Road, Bellbird Street, Nagra Lane, Turehu Road, Swamp Kauri Grove, Walsh Road, Stitchbird Crescent, Corkill Place, Rice Crescent, Matheson Street, Dignity Street, Beardmore Lane, Valour Lane, Sunburst Street, Busing Avenue, and Recovery Road, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Te Aparangi Road, Old Wairoa Road, Grove Road, Alliance Lane, Shirley Avenue, Walsh Road, Alma Crescent, Arimu Road, Trentham Road, Artillery Drive, Dignity Street, Walters Road, Hill Crescent, Turehu Road, Sunburst Street, Courage Road, Maadi Place, Matheson Street, Te Akitai Green, Fernaig Street, Porchester Road, and Paretaiuru Crescent, Papakura, Tironui Road, Porchester Road, Glenburn Place, Waterview Road West, Tironui Station Road East, and Walters Road, Takanini] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Arimu Road, Artillery Drive, Great South Road, Porchester Road, Trentham Road, Old Wairoa Road, Brynbela Court, Imjin Place, Te Aparangi Road, Kukutai Lane, Tauarai Place, Waitaua Street, and Maadi Place, Papakura; Tironui Road, Waterview Road West, Porchester Road, and Waterview Road East, Takanini]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.324	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Ardmore. Refer to Appendix 2, Map 133 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Te Aramanu Crescent, Ardmore]	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.325	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in parts of Karaka Lakes, Karaka Harbourside, Pararekau Island, Bottletop Bay, Pahurehure and Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Karaka Lakes, Karaka Harbourside,Pahurehure, and Rosehill. Refer to Appendix 2, Map 135 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Acqua Place, Anchorage Drive, Brianna Place, Capriana Drive, Castellina Drive, Edgewater Drive, Fiorano Place, Francesco Drive, Harbourside Drive, Hingaia Road, Kaimanawa Road, Kuhanui Drive, Lake Drive, Lees Cove, Lombardia Way, Lusitano Drive, Milano Boulevard, Oakland Road, Ockhams Street, Pararekau Road, Pescara Point, Portofino Point, Rivoli Place, Silkwood Crescent, Toscana Drive, Turua Rise Hingaia, and Chichester Drive Papakura] inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Anchorage Drive, Bridgeview Road, Costa Viva Crescent, Fountain Avenue, Harbourside Drive, Hinau Road, Normanby Road, Pararekau Road, Pickaberry Avenue, Pohutukawa Place, Springcrest Drive, and Trecarne Street Hingaia; Barnhill Crescent, Beach Road, Bexley Place, Bothwell Place, Cliff Road, Cricklewood Street, Dumas Place, Elliot Street, Freelance Terrace, Gills Avenue, Lakeside Drive, Len Garlick Place, Mill End, Ray Small Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, The Lea, Westholm Way, Wilencote Place, Winslow Heights, and Youngs Road]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.326	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia. Refer to Appendix 2, Map 135. inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Derbyshire Lane, Fort Lincoln Loop, Hayfield Way, Hingaia Road, Melody Belle Street, Normanby Road, Oakland Road, and Tumu Road, Hingaia]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.327	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in Karaka Lakes, Karaka Harbourside and Pahurehure. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Hingaia Road, Harbourside Drive, and Pararekau Road, Hingaia] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.328	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Pahurehure and Rosehill. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Len Garlick Place, Rushgreen Avenue, Barnhill Crescent, Bexley Place, Dumas Place, Lakeside Drive, Erceg Way, Freelance Terrace, Westholm Way, Roselawn Lane, Elliot Street, Chichester Drive, Graham Tagg Close, Jim Rhind Place, Rosehill Drive, Wilencote Place, Beach Road, and Edinburgh Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Barnhill Crescent, Lakeside Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, Len Garlick Place, Cricklewood Street, Bexley Place, Westholm Way, The Lea, Elliot Street, Winslow Heights, Wilencote Place, Cliff Road, Youngs Road, Freelance Terrace, Ray Small Drive, Mill End, Bothwell Place, and Beach Road, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.329	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in Rosehill and Opaheke. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Archibald Lane, Bellfield Road, Chichester Drive, Farranfore Road, Greenhaven Avenue, Keryn Place, Orchard Rise, Royston Street, Selwyn Downs Lane, Woodstock Lane, and Yarrow Lane Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albion Place, Alma Crescent, Argyle Avenue, Arthur Place, Bates Street, Beach Road, Boundary Road, Bunnythorpe Road, Butterworth Avenue, Callis Avenue, Calvert Street, Cameron Street, Campbell Place, Clark Road, Clevedon Road, Coles Crescent, Cotton Place, Don Street, Edmund Hillary Avenue, Elizabeth Street, Elliot Street, Fairview Avenue, Gaylands Place, George Street, Gills Avenue, Great South Road, Greenhaven Avenue, Grove Road, Halberg Street, Hanover Place, Hill Crescent, Hunua Road, James Place, Joyce Street, Kelvin Road, King Street, Manse Road, Marne Road, McCall Place, Montana Place, Old Wairoa Road, Olympic Place, Opaheke Road, Orion Street, Osborne Place, Panahi Lane, Queen Street, Rangimarie Close, Ray Small Drive, Rembrandt Place, Resolute Way, Rhonda Place, Rollerson Street, Rosehill Drive, Ross Place, Royston Street, Salas Place, Scott Road, Settlement Road, Sheehan Avenue, Shirley Avenue, Short Street, Smiths Avenue, Snowden Place, Tasman Drive, The Spinney, Vanni Lane, Viola Place, Wharf Street, Willis Road, Winslow Heights, and Wood Street, Papakura]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.330	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse Road, Queen Street, East Street, Porchester Road, Sunshine Place, Wharf Street, Korakora Lane, The Spinney, Beach Road, Wood Street, View Road, Menary Street, Clevedon Road, West Street, Settlement Road, Trentham Road, Grove Road, Nelson Street, King Street, Scott Road, Brynbela Court, Imjin Place, Opaheke Road, Winslow Heights, Green Street, Coles Crescent, Halberg Street, McCall Place, Pratt Street, Olympic Place, Rushgreen Avenue, Short Street, Kukutai Lane, Alf Walker Place, Mossford Green, Tauarai Place, Waitaua Street, Margaret Street, Smiths Avenue, Laurie Avenue, Maadi Place, Butterworth Avenue, Rippleside Place, Mill End, and Pasla Close, Papakura, Waterview Road West, and Waterview Road East, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Orchard Rise, Dalkeith Place, Royston Street, Bunnythorpe Road, Boundary Road, Great South Road, Rollerson Street, Cosgrave Road, Fairview Avenue, Sutton Crescent, Clevedon Road, Yang Place, Kerry Place, Tatariki Street, Rosehill Drive, Taonui Street, Liddy Place, Settlement Road, Kelvin Road, Hill Crescent, Tasman Drive, Wilson Place, Old Wairoa Road, Rembrandt Place, Harper Street, Snowden Place, Bellfield Road, Sheehan Avenue, Lorelei Place, Gaylands Place, Old Villa Way, Chichester Drive, Polandson Place, Kavanagh Place, Grove Road, Salas Place, Greenhaven Avenue, Beach Road, Valentine Street, Nagra Lane, Leatham Crescent, Opaheke Road, Callis Avenue, McEntee Street, Erceg Way, Maurice Street, Dumas Place, Rice Crescent, Tautaiao Lane, Rhonda Place, Eastburn Street, George Street, Hazeldene Place, Cross Street, Bushlands Place, Sunnypark Avenue, Busing Avenue, Bexley Place, Edinburgh Avenue, Elliot Street, James Place, and President Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.331	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse	Height	
FS81	Mark Grenville Gascoigne	Oppose	873.332	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Redhill (near Pukekiwiriki). Refer to Appendix 2, Map 137 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Gibbs Crescent and Margan Place Papakura]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.333	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Karaka. Refer to Appendix 2, Map 138 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Dyke Road and Linwood Road Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.334	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia, Karaka Lakes, and Drury. Refer to Appendix 2, Map 139 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hingaia Road, Towai Road, and Bayvista Drive, Hingaia]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.335	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia and Auranga. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Refer to Appendix 2, Map 139 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Fjord Way, Fort Lincoln Loop, Hingaia Road, Kaimanawa Road, Lusitano Drive, and Exmoor Road Karaka; and Bremner Road, Drury] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Burberry Road, Cronshaw Road, Enchantment Lane, Jesmond Road, Karihi Road, and Tributary Parade Drury]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.336	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hingaia and Drury. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chichester Drive, Joanne Place, and Park Estate Road, Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Cameron Place, Cross Street, Great South Road, Miro Street, Murray Street, Sutton Road, York Street, and Young Crescent, Drury]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.337	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Opaheke and Auranga. . Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Auranga. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ata Road, Kahui Parade, Tidal View Road, Waka Ama Road Drury] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ahunga Road, Auranga Drive, Better Way, Bremner Road, Faithful Drive, Fielding Road, Foreshore Lane, Great South Road, Huringa Road, Kaea Lane, Kahui Parade, Karihi Road, Noia Way, Rapoi Lane, Tiaki Lane, Tidal View Road, Tributary Parade, and Weri Road, Drury]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.338	Kāinga Ora	Insert a Height Variation control of 18m for residential zoning in parts of Opaheke. Refer to Appendix 2, Map 140 of the submission. Note that this is in an SHA precinct and therefore outside the urban environment. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Snowden Place, Bellfield Road, Lorelei Place, Rhonda Place, and Opaheke Road, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.339	Kāinga Ora	Rezone Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan changes 49 and 50 areas. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Fitzgerald Road, Kath Henry Lane, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.340	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.341	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 140 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.342	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Charles Miller Court, Crispe Road, Hosking Place, Leaming Place, Litchfield Place, Millen Place, Seaway Road, Stella Drive, Stevenson Road, Taihiki Road, Torkar Road, and Vela Place, Clarks Beach; Channel View Road, Clarks Beach Road, Keven Road, and Wharf Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.343	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Clarks Beach Road, Gertrude Cole Road, Kaitiaki Drive, Koiora Road, Korowhiti Road, Mutetai Road, Poutawa Lane, Ritetai Street, Uatoto Road, and Whata Street Pukekohe]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.344	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes:Buchanan Road, Capriole Crescent, Coach Road, Equus Lane, Kingseat Road, Linwood Road, Martingale Drive, and McRobbie Road, Papakura; Kingseat Road, and Martingale Drive, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.345	Kāinga Ora	Rezone parts of Business- Light Industry Zone as Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura; and Kingseat Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.346	Kāinga Ora	Rezone parts of Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.347	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Terrace Housing and Apartment Buildings Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.348	Kāinga Ora	Rezone - Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Residential Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission [inferred: proposes to rezone some or all of the properties in these streets from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Oira Road Drury].	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.349	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.350	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road and Jesmond Road, Drury]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.351	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road, Drury]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.352	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone and to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cossey Road, Drury Hills Road, Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.353	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Waihoehoe Road, and Fitzgerald Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.354	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 144 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.355	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Harrison Road, Maketu Road, and Quarry Road, Drury]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.356	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 145 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.357	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes:Dame Nganeko Minhinnick Drive, Glenbrook Beach Road, McLarin Road, Nola Avenue, Okohaka Avenue, Okoreka Road, Omahuru Road, Opouatu Avenue, Orawahi Road, Otohikawa Avenue, Papaka Avenue, Rere Awa Road, Tahuna Minhinnick Drive, Waikohi Avenue, Waimiri Road, Whareono Road, Wheriko Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.358	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beach Road, Cliff Lane, First Avenue, Fleet Street, Glenbrook Beach Road, McLarin Road, Ronald Avenue, Second Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	873.359	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 147. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buddle Road, Fetter Lane, Heaphy Lane, Jonah Lomu Drive, Lauti Lane, Paerata Road, Puhitahi Hill Road, Rosslands Avenue, Routeburn Lane, School House Road, Simmonds House Road, Stanton House Road, Tabernacle Street, Te Paea Avenue, Walter Lawry Road, Wesleyan Street, and Winstone House Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.360	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 148. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Sim Road, Papakura; Paerata Road, Puhitahi Hill Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.361	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 149 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Ramarama Road, Roslyn Farm Street, Sierra Way, Steppe Drive, Talus Drive, and Waharau Lane, Drury]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.362	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 150. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Miromiro Lane, Ramarama Road, and Steppe Drive, Drury]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.363	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Patumahoe. Refer to Appendix 2, Map 151. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clive Howe Road, Darnika Way, Mareretu Avenue, Mirabell Place, Searle Drive, and Vivien Place Patumahoe; Abernethy Way, Carter Road, Clive Howe Road, Day Road, Fletcher Lane, Henry Lane, Kerr Crescent, Kingseat Road, Lusk Way, Mahoe Glade, Mauku Road, Membery Lane, Pamela Christine Road, Patu Way, Patumahoe Road, Syme Rise, Tavarnya Way, Trevor McMiken Drive, and Woodhouse Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.364	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Paerata Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.365	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Crown Road,and Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.366	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Refer to Appendix 2, Map 153 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Zone, includes: Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.367	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 155 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Beatty Road, Cloverlea Place, Green Lane, Helvetia Road, Holland Street, McShane Street, Ranchod Terrace, Tasman Street, Ward Street, and Wellington Street, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beatty Road, Churchill Street, Coronation Avenue, Eden Place, Fairfield Street, Fausett Avenue, Freyberg Crescent, Garden Terrace, Harris Street, Helvetia Road, Hooper Avenue, Kennelly Crescent, Landscape Road, McShane Street, Moloney Terrace, Montgomery Avenue, Paterson Avenue, Princes Street, Victoria Street, Victoria Street West, Wellington Street, and West Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.368	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Pukekohe. Refer to Appendix 2 Map 155 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.369	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 156. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Ashby Place, Cooper Street, Crisp Avenue, Isabella Drive, Lochview, Paerata Road, Ward Street, and Wellington Street Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alamein Place, Blair Avenue, Bledisloe Court, Cardiff Street, Carlton Road, Childs Avenue, Collie Road, Cromwell Place, Danden Way, Dublin Street, East Street, Edinburgh Street, Edwards Court, Evans Court, Glasgow Road, Grierson Place, Hogan Street, John Street, Kennelly Crescent, Kiwi Place, Kowhai Place, Lawrie Avenue, Len Brown Place, Mason Avenue, Morrow Terrace, Nelson Street, Notre Dame Court, Parvin Place, Princes Street, Prospect Terrace, Queen Street, Reidy Place, Ridgeway Road, Russell Avenue, Seddon Street, The Glade North, The Glade South, Tom Keven Way, Totara Place, Turner Place, Valley Road, and Wellington Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.370	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Pukekohe. Refer to Appendix 2 Map 156 [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.371	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Waiuku. Refer to Appendix 2, Map 158. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cherry Place, Elsie Drive, Glennron Lane, Godwit Place, Harbour Crest Drive, Heron Place, Kauri Drive, Koromiko Place, Kowhai Place, Racecourse Road, Rangiwhea Road, Sandspit Road, Shanley Crescent, and Tui Place, Waiuku]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.372	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 160. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Catherine McLean Road, Cloverlea Place, Green Lane, Jackson Place, Rowles Road, Sunset Drive, and Wai Shing Place, Pukekohe]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.373	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 161. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cooper Street, Henry Curd Terrace, Kitchener Road, Lieshout Way, O'Connor Drive, Queen Street, Thomas Moore Place, and Trevors Place Pukekohe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.374	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Waiuku. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waiuku. Refer to Appendix 2, Map 162. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Bayview Drive, Breaker Grove, Edgewater Parade, Huia Street, Modello Lane, Ripple Grove, Rossiter Avenue, Totara Street, Tui Place, and Waimanawa Lane, Waiuku] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Azalea Place, Breaker Grove, Brights Road, Churchill Terrace, Civic Place, Constable Road, Domain Street, Edgewater Parade, France Street, George Street, Howden Street, Kent Street, King Street, Kirk Street, Kitchener Road, Magnolia Drive, Martyn Street, Meachen Terrace, Mellsop Avenue, Modello Lane, Norfolk Rise, O'Sullivan Place, Owens Road, Paapaka Way, Pouate Way, Queen Street, Ripple Grove, Rossiter Avenue, Te Paahi Avenue, Trosk Place, Valley Road, Victoria Avenue, and View Road, Waiuku]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	873.375	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Waiuku. Refer to Appendix 2 Map 162 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.376	Kāinga Ora	Delete the Parkfield Terrace Historic Heritage Area qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	873.377	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Overlay. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	873.378	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.379	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Albany Heights, Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Living Stream Road, Joy Street, Waka Street, Philadelphia Avenue, and Gills Road, Albany Heights; Mulgan Way, St Clair Place, East Coast Road, and Gretna Green Browns Bay; Tekapo Rise, Travis View Drive, Bintulu Place, Hornbill Drive, Ilam Lane, Para Close, Mulu Place, Fairview Avenue, Borneo Drive, Richard Hill Close, Mackwell Road, Baker Street, Springvale Drive, Trotting Terrace, Meharg Place, Stubbs Place, Rising Parade, Lambir Place, Ohau Court, Hilton Close, Catlins Place, Taurikura Way, Namsan Close, Lonely Track Road, Countryside Way, and Oteha Valley Road, Fairview Heights; East Coast Road Northcross; Nimstedt Avenue, East Coast Road, Northcross Drive, Ponderosa Drive, Marbella Crescent, and Andersons Road, Oteha.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.380	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various residential zones in parts of Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.381	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43m for various residential zones in parts of Albany, Oteha, Pinehill, and Browns Bay. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rutgers Place, Bush Road, Amherst Place, Rosedale Road, Northwood Avenue, Columbia Place, Brigham Young Drive, Darimouth Place, Red Shed Lane, Clemow's Lane, and Kristin Lane Albany; Living Stream Road, Joy Street, Waka Street, Gold Street, Philadelphia Avenue, and Gills Road Albany Heights; Naviti Place, Langana Avenue, Mulgan Way, East Coast Road, Falstone Lane, Oaktree Avenue, Eastwood Rise, Gretna Green, St Clair Place, Palliser Lane, Serrata Place, Weetman Drive, and Redwing Street, Browns Bay; East Coast Road, Ponderosa Drive, and Margaret Henry Crescent, Oteha; East Coast Road, Andara Close, and Kilkelly Avenue, Pinehill; Opal Close, and Stonedge Lane, Rosedale] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.382	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 051 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, and Hobsonville Road, Hobsonville]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	873.383	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.384	Kāinga Ora	Provide a mechanism flagging how future plan change processes will be undertaken for future planned rapid transit.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	873.385	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Apirana Avenue, St Johns; St Heliers Bay Road, St Heliers; Lintaine Place, Potiki Place, Apirana Avenue, and Castledine Crescent, Glen Innes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	873.386	Kāinga Ora	Rezone Residential - Single House Zone and Residential-Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 067. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Birdwood Road, and Yelash Road, Massey, Birdwood Road, Crows Road, William Calvert Drive, Kauri Gum Road, Lumber Rise, Kate Duncan Drive, Barrel Crescent, Joseph Kokich Avenue, and Patrick Rice Drive, Swanson]	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	873.387	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Melling Street, Epping Street, Farringdon Street, Eastview Road, Apirana Avenue, Torrington Crescent, Heatherbank Street, Line Road, Castledine Crescent, Potiki Place, Greenway Place, Hurstwood Place, Merfield Street, Radcliffe Street, Marino Place, West Tamaki Road, Skippy Patuwai Lane, Weybridge Crescent, Cintra Place, Delemere Place, and Lintaine Place Glen Innes; and Apirana Avenue St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	894.1	Independent Māori Statutory Board	The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	894.2	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78	Qualifying Matters A-I	Appropriateness of QMs (A-I)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	894.3	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	894.4	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D21 Sites and Places of significance to Mana Whenua	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS81	Mark Grenville Gascoigne	Oppose	894.5	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to a matter required to give effect to Waitākere Ranges Heritage Area Act 2008: D12 Waitākere Ranges Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	894.6	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Qualifying Matters Other	Appropriateness of QMs (Other)
FS81	Mark Grenville Gascoigne	Oppose	894.7	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS81	Mark Grenville Gascoigne	Oppose	894.8	Independent Māori Statutory Board	The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	894.9	Independent Māori Statutory Board	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.1	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.2	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	897.3	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	897.4	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	897.5	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Otara as Mixed Housing Urban.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.6	Catholic Diocese of Auckland	Approve the THAB zoning of 419 Great North Road, Grey Lynn.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.7	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	897.8	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	897.9	Catholic Diocese of Auckland	Rezone part of 82-84 Kelmarna Avenue, Herne Bay to Mixed Housing Urban. Refer to Attachment A, page 7 for details.	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.10	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 35 Akoranga Drive, Northcote.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.11	Catholic Diocese of Auckland	Approve the Business - Mixed Use zoning of 180-182 and 184 Centreway Road, Orewa and surrounding Business - Mixed Use properties.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.12	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.13	Catholic Diocese of Auckland	Seek the re-zoning of both properties at 12 Otara Road, Otara to THAB from Special Purpose - School Zone.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.14	Catholic Diocese of Auckland	Approve Business - Town Centre zoning of 212-244 Parnell Road, Parnell.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.15	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Centres - NPS-UD Policy 3d response	Parnell Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.16	Catholic Diocese of Auckland	Delete the SCAB - Parnell overlay or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS81	Mark Grenville Gascoigne	Oppose	897.17	Catholic Diocese of Auckland	Approve THAB zoning of 14, 16 and 22-24 Vermont Street, Ponsonby.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.18	Catholic Diocese of Auckland	Approve deletion of SCAR overlay as applied to 14, 16 and 22-24 Vermont Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Business - support property/are a in SCAB as notified
FS81	Mark Grenville Gascoigne	Oppose	897.19	Catholic Diocese of Auckland	Extend City Centre Walkable Catchment to include 14, 16 and 22-24 Vermont Street, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Oppose	897.20	Catholic Diocese of Auckland	Approve the zoning of 43-59 St Mary's Road, Ponsonby.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.21	Catholic Diocese of Auckland	Approve inclusion of 43-59 St Mary's Road, Ponsonby in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.22	Catholic Diocese of Auckland	Delete the SCAR overlay from the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby. Refer to Attachment A, page 9 for more details.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	897.23	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.24	Catholic Diocese of Auckland	Rezone 139 Airfield Road, Takanini to MHU.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.25	Catholic Diocese of Auckland	Rezone 3-7 Karaka Street, Takapuna to Business - Mixed Use.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.26	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Akoranga
FS81	Mark Grenville Gascoigne	Oppose	897.27	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Smales Farm
FS81	Mark Grenville Gascoigne	Oppose	897.28	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS81	Mark Grenville Gascoigne	Oppose	897.29	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.30	Catholic Diocese of Auckland	Approve zoning of 8 Dominion Street, Takapuna.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.31	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Akoranga RTN Walkable Catchment.	Walkable Catchments	WC RTN Akoranga
FS81	Mark Grenville Gascoigne	Oppose	897.32	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Takapuna Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS81	Mark Grenville Gascoigne	Oppose	897.33	Catholic Diocese of Auckland	Approve inclusion of 29 Rathgar Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.34	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.35	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street, Blockhouse Bay to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.36	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.37	Catholic Diocese of Auckland	Rezone part of 8-12 and 14 Lavelle Road, Henderson to THAB. Refer to Attachment A, page 11 for details.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.38	Catholic Diocese of Auckland	Approve inclusion of 8-12 and 14 Lavelle Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS81	Mark Grenville Gascoigne	Oppose	897.39	Catholic Diocese of Auckland	Rezone part of 14S Oakridge Way, Northpark to MHU.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.40	Catholic Diocese of Auckland	Rezone 16 Brenton Place, Ōrākei to THAB.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.41	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.42	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.43	Catholic Diocese of Auckland	Rezone part of 19 Sunset View Road, Panmure to THAB. Refer to Attachment A, pages 12-13 for further details.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.44	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Centres - NPS-UD Policy 3d response	Panmure Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.45	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.46	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205, Silverdale to THAB.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	897.47	Catholic Diocese of Auckland	Approve the zoning of 198 Beach Haven Road, Beach Haven.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.48	Catholic Diocese of Auckland	Approve the zoning of 8 Finchley Road, Torbay.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.49	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Clover Park.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.50	Catholic Diocese of Auckland	Approve the Business -Town Centre zoning of 7 Glendale Road, Glen Eden.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.51	Catholic Diocese of Auckland	Approve inclusion of 7 Glendale Road, Glen Eden in Glen Eden RTN Walkable Catchment.	Walkable Catchments	WC RTN Glen Eden
FS81	Mark Grenville Gascoigne	Oppose	897.52	Catholic Diocese of Auckland	Retain 27m HVC for 7 Glendale Road, Glen Eden.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	897.53	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 510 Riddell Road, St Heliers.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.54	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 336 Wairau Road, Glenfield.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.55	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 10 Wickman Way, Mangere East.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.56	Catholic Diocese of Auckland	Approve the zoning of 8 Motutapu Avenue, Manly.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.57	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 162 Waimumu Road, Massey.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.58	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 2 Shakespeare Road, Milford.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.59	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.60	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 27 Bailey Road, Mount Wellington.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.61	Catholic Diocese of Auckland	Approve the inclusion of 1 St Benedicts Street, Newton in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.62	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	897.63	Catholic Diocese of Auckland	Delete the SCAB overlay - Business Upper Symonds Street from 1 St Benedicts Street, Newton and upper Symonds Street or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS81	Mark Grenville Gascoigne	Oppose	897.64	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 133 Seddon Street, Pukekohe.	Plan making and procedural	Special Character Business - remove property/area from SCAB
FS81	Mark Grenville Gascoigne	Oppose	897.65	Catholic Diocese of Auckland	Approve the zoning of 461 Swanson Road, Ranui.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.66	Catholic Diocese of Auckland	Approve inclusion of 461 Swanson Road, Ranui in Rānui RTN Walkable Catchment.	Walkable Catchments	WC RTN Rānui
FS81	Mark Grenville Gascoigne	Oppose	897.67	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 94 Taikata Road, Te Atatu Peninsula.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.68	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 24 Domain Street, Waiuku.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.69	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 14 Percy Street, Warkworth.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	897.70	Catholic Diocese of Auckland	Retain the proposed change to H29.6.2 (Building height).	Other Zones provisions	H29 Special Purpose - School Zone
FS81	Mark Grenville Gascoigne	Oppose	897.71	Catholic Diocese of Auckland	Amend H29.6.6 (Height in relation to boundary) to allow for the height in relation to boundary control in adjoining zones to apply to a Special Purpose - School Zone site boundary. Refer to Attachment A, page 19 for details.	Other Zones provisions	H29 Special Purpose - School Zone
FS81	Mark Grenville Gascoigne	Oppose	897.72	Catholic Diocese of Auckland	Retain the proposed change to H30.6.1 (Building height).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.73	Catholic Diocese of Auckland	Retain the proposed changes to H30.6.4 (Height in relation to boundary).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS81	Mark Grenville Gascoigne	Oppose	897.74	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.75	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.76	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS81	Mark Grenville Gascoigne	Oppose	897.77	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.78	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.79	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS81	Mark Grenville Gascoigne	Oppose	897.80	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.81	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.82	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS81	Mark Grenville Gascoigne	Oppose	897.83	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.84	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.85	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	Metropolitan Centre WC Intensificatio n response
FS81	Mark Grenville Gascoigne	Oppose	897.86	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	RTN WC Intensificatio n response
FS81	Mark Grenville Gascoigne	Oppose	897.87	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.88	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS81	Mark Grenville Gascoigne	Oppose	897.89	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street adjoining THAB zoned sites extending from Blockhouse Bay Local Centre to THAB. Refer to Attachment A, page 10 for details	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.90	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10- 11 for details	Walkable Catchments	WC RTN Glen Innes
FS81	Mark Grenville Gascoigne	Oppose	897.91	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details	Centres - NPS-UD Policy 3d response	Glen Innes Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.92	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB. Refer to Attachment A, page 12 for details	Centres - NPS-UD Policy 3d response	Ōtāhuhu Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.93	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Centres - NPS-UD Policy 3d response	Pakuranga Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.94	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Walkable Catchments	WC RTN Panmure
FS81	Mark Grenville Gascoigne	Oppose	897.95	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.96	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Pt Chevalier Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.97	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205 adjacent to Silverdale Town Centre to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.98	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.99	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.100	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	897.101	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	897.102	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	897.103	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Special Character Business - transitions/h eight next to SCAB
FS81	Mark Grenville Gascoigne	Oppose	934.1	John Mackay	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/are a from SCAR
FS81	Mark Grenville Gascoigne	Oppose	934.2	John Mackay	Amend and reduce the number of SCA Business in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS81	Mark Grenville Gascoigne	Oppose	934.3	John Mackay	Amend and increase the number of streets within SCAR in suburban areas so that areas around centres are incentivised to intensify.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS81	Mark Grenville Gascoigne	Oppose	934.4	John Mackay	Amend the criteria for determining SCA so that they reflect the whole street character rather than focussing on heritage integrity of individual houses.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	934.5	John Mackay	Amend the SCA application to follow rear boundaries rather than along streets because it the street as a whole that gives it value and perceived character.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Oppose	934.6	John Mackay	Add and recognise walls, hedges, spacious lots and trees as further elements which give special character to SCAR.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Oppose	934.7	John Mackay	Amend and shorted the text of AUP Chapter D18 (Special Character Area Overlay) so that it is intelligible, less internally contradictory and less focussed on exposition of different housing styles.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	934.8	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) so that resource consent can be triggered by other specific aspects of character, not only by new buildings, alteration, demolition and additions.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	934.9	John Mackay	Add explicit bulk and location provisions rather than leaving the interpretation to subjective interpretation where SCAB are retained in centres.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	934.10	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Residential is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	934.11	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Business is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	934.12	John Mackay	Amend and maximise the use of QMs to ensure that MDRS intensification is only enabled close to centres, and that it caters for people who are demographically under-provided by existing housing stock.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS81	Mark Grenville Gascoigne	Oppose	938.1	New Zealand Housing Foundation	Retain proposed wording in C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	938.2	New Zealand Housing Foundation	Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5-D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.3	New Zealand Housing Foundation	Add following wording into Chapter G,G.2 Walkable Catchments plan text: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	938.4	New Zealand Housing Foundation	Amend the extent of walkable catchments to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS81	Mark Grenville Gascoigne	Oppose	938.5	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	938.6	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	938.7	New Zealand Housing Foundation	Retain the revised wording of Objective H5.2(1)	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.8	New Zealand Housing Foundation	Retain the existing wording of Objective H5.2(3).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.9	New Zealand Housing Foundation	Delete the proposed wording or reword to replace reference to high-quality built environment in Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.10	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.11	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.12	New Zealand Housing Foundation	Delete Objective H5.2(10) or amended to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.13	New Zealand Housing Foundation	Amend Policy H5.3(6A) to be more effective in achieving MDRS outcomes. Refer to full submission for details of proposed plan text.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.14	New Zealand Housing Foundation	Delete the proposed wording for Policy H5.3(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.15	New Zealand Housing Foundation	Delete Policy H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.16	New Zealand Housing Foundation	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.17	New Zealand Housing Foundation	Delete Policy H5.3(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.18	New Zealand Housing Foundation	Amend H5.4.1(A1) to discretionary activity status.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.19	New Zealand Housing Foundation	Delete Activity H5.4.1(A2A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.20	New Zealand Housing Foundation	Delete Activity H5.4.1(A2B) and (A33B)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.21	New Zealand Housing Foundation	Delete all standards to be complied with by activities in Table H5.4.1 not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.22	New Zealand Housing Foundation	Delete all standards assessed with Activity H5.4.1(A4) not identified within MDRS - specifically: delete the infrastructure, deep soil area and tree canopy, safety and privacy buffer, residential waste management standards.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.23	New Zealand Housing Foundation	Delete all standards to be complied with not identified within MDRS for preclusion of notification in H5.5(5).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.24	New Zealand Housing Foundation	Delete H5.5(6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.25	New Zealand Housing Foundation	Delete Standards H5.6(3B).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.26	New Zealand Housing Foundation	Delete Standards H5.6(3C).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.27	New Zealand Housing Foundation	Delete 'privacy' and retain existing purpose Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.28	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.29	New Zealand Housing Foundation	Reinsert the minor protrusions for Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.30	New Zealand Housing Foundation	Amend Standard H5.6.9 to maximum impervious area must not exceed 70 per cent of site area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.31	New Zealand Housing Foundation	Delete the additional wording in Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.32	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.33	New Zealand Housing Foundation	Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.34	New Zealand Housing Foundation	Amend Standard H5.6.11 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.35	New Zealand Housing Foundation	Amend Standard H5.6.12 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.36	New Zealand Housing Foundation	Delete Standard H5.6.13.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.37	New Zealand Housing Foundation	Amend Standard H5.6.14 and its statement of purpose to match the MDRS standard and delete the communal outdoor living space requirements in H5.6.14(4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.38	New Zealand Housing Foundation	Delete Standard H5.6.18 (2) and rely on MDRS wording.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.39	New Zealand Housing Foundation	Delete Standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.40	New Zealand Housing Foundation	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.41	New Zealand Housing Foundation	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.42	New Zealand Housing Foundation	Delete proposed new SEA assessment criteria for controlled activities H5.7. 1 (1)(a)(b) and H5.7.2 (1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.43	New Zealand Housing Foundation	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.44	New Zealand Housing Foundation	Delete new matters of discretion/assessment criteria in H5.8.1 (2) (ia) and (ib) about deep soil, interfaces with identified special character and heritage, and upgrades to the road network. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.45	New Zealand Housing Foundation	Amend proposed wording in H5.8.1(3) to assess only additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.46	New Zealand Housing Foundation	Delete proposed new assessment criteria in H5.8.1(6) and H5.8.1(7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.47	New Zealand Housing Foundation	Retain deletion of 'intensity' from H5.8.2(1)(b) as notified. Delete 'intensity' from H.5.8.1(b)(i) and delete H5.8.2(1)(f).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.48	New Zealand Housing Foundation	Delete assessment criteria in H5.8.2(2) on deep soils, communal open space, road network pedestrian safety, special character areas and scheduled historic heritage places. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.49	New Zealand Housing Foundation	Delete the assessment criteria in H5.8.2(3)(I) relating to pedestrian safety on adjoining roads. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.50	New Zealand Housing Foundation	Amend H5.8.2(4)(iii) to assess height only in terms of additional height over and above the zone standard. Refer to full submissions for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.51	New Zealand Housing Foundation	Amend H5.8.2(6) to assess Height in Relation to Boundary only where it exceeds the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.52	New Zealand Housing Foundation	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.53	New Zealand Housing Foundation	Delete H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.54	New Zealand Housing Foundation	Amend H5.8.2(15) to remove reference to communal space and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.55	New Zealand Housing Foundation	Amend H5.8.2(15A) to delete 'and private vehicle and pedestrian accessways' and 'and/or accessways'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.56	New Zealand Housing Foundation	Delete H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.57	New Zealand Housing Foundation	Delete H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.58	New Zealand Housing Foundation	Delete H5.8.2(20) and move necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.59	New Zealand Housing Foundation	Delete H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.60	New Zealand Housing Foundation	Delete H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.61	New Zealand Housing Foundation	Delete H5.9(1)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.62	New Zealand Housing Foundation	Delete H5.9(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.63	New Zealand Housing Foundation	Amend to clarify that H5.9(3) is only related to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	938.64	New Zealand Housing Foundation	Amend zone description in H6.1 enabling additional height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.65	New Zealand Housing Foundation	Amend Objective H6.2(B1) to include provision for: a variety of housing types, accessibility to public transport, and additional building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.66	New Zealand Housing Foundation	Delete H6.2(1A) or amend it be deleting 'while also achieving a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.67	New Zealand Housing Foundation	Amend Objective H6.2(2) to provide additional building height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.68	New Zealand Housing Foundation	Delete the proposed amendments to Objective H6.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.69	New Zealand Housing Foundation	Retain the existing wording in Objective H6.2(4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.70	New Zealand Housing Foundation	Delete H6.2(5) or amend it be deleting 'a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.71	New Zealand Housing Foundation	Delete Objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.72	New Zealand Housing Foundation	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.73	New Zealand Housing Foundation	Retain proposed Policy H6.3(A1), Policy H6.3(B1), Policy H6.3(C1), Policy H6.3(D1) and Policy H6.3(E1), as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.74	New Zealand Housing Foundation	Amend proposed Policy H6.3(1) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.75	New Zealand Housing Foundation	Amend proposed Policy H6.3(2) to remove term 'high-quality built environment' and add wording to recognise some sites outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.76	New Zealand Housing Foundation	Amend proposed Policy H6.3(A4) to delete 'high-quality built environment', delete the deep soil and canopy tree requirements and insert 'reasonable' as a qualifier to some other requirements of the policy. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.77	New Zealand Housing Foundation	Amend proposed Policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.78	New Zealand Housing Foundation	Retain proposed Policy H6.3(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.79	New Zealand Housing Foundation	Delete proposed Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.80	New Zealand Housing Foundation	Delete proposed Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.81	New Zealand Housing Foundation	Delete proposed Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.82	New Zealand Housing Foundation	Delete proposed Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.83	New Zealand Housing Foundation	Amend H6.4(A1) to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.84	New Zealand Housing Foundation	Amend Table H6.4.1 to add a wider range of commercial activities at ground floor in walkable catchments as permitted activities up to 100m2 gross floor area. Submission also requires new standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.85	New Zealand Housing Foundation	Add standards to the effect that all commercial activities at ground level and/or street level up to 100m2 gross floor area per premise are to be provided for as a Permitted Activity in Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.86	New Zealand Housing Foundation	Delete Activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.87	New Zealand Housing Foundation	Delete Activity H6.4(A2B) and H6.4(A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.88	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS within Table H6.4.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.89	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.90	New Zealand Housing Foundation	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.91	New Zealand Housing Foundation	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.92	New Zealand Housing Foundation	Retain the existing minor protrusion exclusions. HIRB is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard. (H6.6.6)	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.93	New Zealand Housing Foundation	Amend H.6.6.6 to provide for a height in relation to boundary standard of 19 metres and 60 degrees for the first 25 metres of the site (replace 21.5m with 25m).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.94	New Zealand Housing Foundation	Amend H6.6.11(1) to increase the maximum building coverage to 60% for sites in walkable catchments while retaining the 50% standard outside walkable catchments. Delete H6.6.6.11(2) entirely.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.95	New Zealand Housing Foundation	Amend H.6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.96	New Zealand Housing Foundation	Amend Standard H6.6.13 where main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.97	New Zealand Housing Foundation	Delete Standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.98	New Zealand Housing Foundation	Amend Standard H6.6.15 to match MDRS and delete the communal living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.99	New Zealand Housing Foundation	Delete Standard H6.6.19(2) and rely on MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.100	New Zealand Housing Foundation	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.101	New Zealand Housing Foundation	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.102	New Zealand Housing Foundation	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.103	New Zealand Housing Foundation	Delete assessment matters in H.6 on significant ecological areas, pedestrian network, deep soil, identified special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.104	New Zealand Housing Foundation	Delete assessment matters in H6.7.1 (1) and H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.105	New Zealand Housing Foundation	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.106	New Zealand Housing Foundation	Amend H6.8.1 (2)(ia) to delete matters of discretion on deep soil, interface with identified special character or scheduled historic heritage place, internal living areas, internal storage, and safe pedestrian access on streets. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.107	New Zealand Housing Foundation	Amend H6.8.1(3) to so that the matter of discretion is on additional height above the standard and to delete (d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.108	New Zealand Housing Foundation	Delete H6.8.1(6) and H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.109	New Zealand Housing Foundation	Delete H6.8.2(1)(f)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.110	New Zealand Housing Foundation	Amend H.6.8.2(2) to delete 'is of a high quality' in (aa), delete (ab(vii), (ac), (ad), (i) and (m) on deep soil, communal spaces, quality and maintenance and safe pedestrian movement on streets and to public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.111	New Zealand Housing Foundation	Delete H6.8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.112	New Zealand Housing Foundation	Amend H6.8.2(5)(f)(iii) to assess effect on the surrounding and neighbouring development only in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.113	New Zealand Housing Foundation	Amend H6.8.2(6) to refer only to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.114	New Zealand Housing Foundation	Delete H6.8.2(12)(e).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.115	New Zealand Housing Foundation	Amend H6.8.2(15)(f) by deleting: 'communal open space' and 'and attractive'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.116	New Zealand Housing Foundation	Amend H.6.8.2(15A) by deleting 'and private vehicle and pedestrian accessways' and 'and /or accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.117	New Zealand Housing Foundation	Delete H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	938.118	New Zealand Housing Foundation	Delete H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.119	New Zealand Housing Foundation	Delete H6.8.2(20) and move necessary criteria to H6.8.2(1), H6.8.2(2) and H6.8.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.120	New Zealand Housing Foundation	Delete H6.8.2(21)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.121	New Zealand Housing Foundation	Delete H6.9(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.122	New Zealand Housing Foundation	Delete H6.9(2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.123	New Zealand Housing Foundation	Amend H6.9(3) so the information requirements only relate to communal waste collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	938.124	New Zealand Housing Foundation	Retain deletion of H8.6.10.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.125	New Zealand Housing Foundation	Retain deletion of H8.6.12	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.126	New Zealand Housing Foundation	Retain deletion of H8.6.13.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS81	Mark Grenville Gascoigne	Oppose	938.127	New Zealand Housing Foundation	Retain deletion of H8.6.14.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.128	New Zealand Housing Foundation	Retain deletion of H8.6.15.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.129	New Zealand Housing Foundation	Retain deletion of H8.6.16.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.130	New Zealand Housing Foundation	Retain deletion of H8.6.17.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.131	New Zealand Housing Foundation	Retain deletion of H8.6.18.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.132	New Zealand Housing Foundation	Retain deletion of H8.6.19.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.133	New Zealand Housing Foundation	Retain deletion of H8.6.20.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.134	New Zealand Housing Foundation	Retain deletion of H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	938.135	New Zealand Housing Foundation	Delete proposed Standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A, and revert to the operative standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	938.136	New Zealand Housing Foundation	Delete proposed Standards H8.6.34, and replace with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	938.137	New Zealand Housing Foundation	Amend H9.6.1 to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	938.138	New Zealand Housing Foundation	Retain standard H11.6.1	Business Zones provisions	Metropolitan Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	938.139	New Zealand Housing Foundation	Amend Standard H10.6.1 Building height to provide for a height of 32.5 metres within all of the Business - Town Centre Zone.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	938.140	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H10.6.2	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	938.141	New Zealand Housing Foundation	Amend Standard H10.6.1 to provide for a height of 24 metres within all of the Business - Local Centre Zone.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	938.142	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H11.6.2	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	938.143	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS81	Mark Grenville Gascoigne	Oppose	938.144	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Height	Height response - other zones
FS81	Mark Grenville Gascoigne	Oppose	938.145	New Zealand Housing Foundation	Retain Standard H12.6.2.	Business Zones provisions	Neighbourhood Centre Zone - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	938.146	New Zealand Housing Foundation	Amend Standard H13.6.1 to provide for a height of 24 metres within all of the Business - Mixed Use Zone.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	938.147	New Zealand Housing Foundation	Retain Standard H13.6.2.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	938.148	New Zealand Housing Foundation	Delete the definition for canopy tree.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	938.149	New Zealand Housing Foundation	Delete the definition for deep soil area.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	938.150	New Zealand Housing Foundation	Clarify definition of landscaped area and amended accordingly. Alternatively, retain the existing definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	938.151	New Zealand Housing Foundation	Amend the plan so that six storeys is applied as a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	938.152	New Zealand Housing Foundation	Amend where six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	938.153	New Zealand Housing Foundation	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	938.154	New Zealand Housing Foundation	Amend pc 78 to include Special Housing Areas.	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	938.155	New Zealand Housing Foundation	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	941.1	Foodstuffs North Island Limited	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	941.2	Foodstuffs North Island Limited	Include a walkable catchment for the Addison Local Centre or include the Addison Local Centre within a walkable catchment that includes all the Takanini Railway Station and the Takanini Town Centre. [Refer to Attachment 2, Map 1 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	941.3	Foodstuffs North Island Limited	Amend the maximum height for the Addison Local Centre to 21m. [Refer to Attachment 2, Map 1 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.4	Foodstuffs North Island Limited	Rezone 162-164 Balmoral Road, Balmoral to Local Centre zone. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.5	Foodstuffs North Island Limited	Amend the maximum height across the site bordered by Balmoral Road, Rocklands Avenue and Mt Balmoral to 21m. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.6	Foodstuffs North Island Limited	Add a walkable catchment for Browns Bay Town Centre. [Refer to Attachment 2, Map 3 of the submission for further details]	Centres - NPS-UD Policy 3d response	Browns Bay Town Centre - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	941.7	Foodstuffs North Island Limited	Amend the maximum height in the Browns Bay Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS81	Mark Grenville Gascoigne	Oppose	941.8	Foodstuffs North Island Limited	Include a walkable catchment for Clendon Local Centre. [Refer to Attachment 2, Map 4 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	941.9	Foodstuffs North Island Limited	Amend the maximum height in the Clendon Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.10	Foodstuffs North Island Limited	Delete Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	941.11	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Town Centre and Ferry Terminal. Refer to Attachment 2, Map 5 of the submission for further details.	Centres - NPS-UD Policy 3d response	Devonport Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	941.12	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Ferry Terminal. [Refer to Attachment 2, Map 5 of the submission for further details]	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	941.13	Foodstuffs North Island Limited	Rezone 360-388 Dominion Road, Mount Eden to Local Centre zone. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.14	Foodstuffs North Island Limited	Amend the height standard for 360-388 Dominion Road, Mount Eden to 21m. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.15	Foodstuffs North Island Limited	Rezone Eastridge Local Centre to Town Centre zone. [Refer to Attachment 2, Map 7 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	941.16	Foodstuffs North Island Limited	Add a walkable catchment for the Eastridge Local Centre. [Refer to Attachment 2, Map 7 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	941.17	Foodstuffs North Island Limited	Amend the maximum height for the Eastridge Local Centre to 50m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.18	Foodstuffs North Island Limited	Amend the height standard for the balance of the land encompassing both sides of the Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land, Eastridge to 32.5 m. [Refer to Attachment 2, Map 7 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	941.19	Foodstuffs North Island Limited	Delete the Special Character notation for 360-388 Dominion Road, Mount Eden.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.20	Foodstuffs North Island Limited	Include a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. [Refer to Attachment 2, Map 8 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	941.21	Foodstuffs North Island Limited	Amend the maximum height standard for the Birkenhead Local Centre to 27m. [Refer to Attachment 2, Map 8 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.22	Foodstuffs North Island Limited	Include a walkable catchment for the Highland Park Town Centre. [Refer to Attachment 2, Map 9 for further details]	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	941.23	Foodstuffs North Island Limited	Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.24	Foodstuffs North Island Limited	Include a walkable catchment for the Hobsonville Local Centre. [Refer to Attachment 2, Map 10 of he submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	941.25	Foodstuffs North Island Limited	Amend the maximum height for the Hobsonville Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.26	Foodstuffs North Island Limited	Rezone Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive to Local Centre zone. [Refer to Attachment 2, Map 11 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	941.27	Foodstuffs North Island Limited	Include a walkable catchment for the requested Lincoln Road Local Centre. [Refer to Attachment 2, Map 11 of the submission for further details]	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	941.28	Foodstuffs North Island Limited	Include a maximum height standard for requested Lincoln Road Local Centre of 21m. [Refer to Attachment 2, Map 11 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.29	Foodstuffs North Island Limited	Include a walkable catchment for the Māngere Town Centre. [Refer to Attachment 2, Map 12 of the submission for further details]	Centres - NPS-UD Policy 3d response	Māngere Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	941.30	Foodstuffs North Island Limited	Amend the maximum height for the Māngere Town Centre to 32.5m. [Refer to Attachment 2, Map 12 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.31	Foodstuffs North Island Limited	Amend the maximum height for the Manurewa Town Centre zone to 32.5m. [Refer to Attachment 2, Map 13 of the submission for further details]	Centres - NPS-UD Policy 3d response	Manurewa Town Centre - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	941.32	Foodstuffs North Island Limited	Rezone 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World) to Town Centre zone.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.33	Foodstuffs North Island Limited	Include a walkable catchment for the requested May Road Town Centre. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.34	Foodstuffs North Island Limited	Amend the maximum height for the requested May Road Town Centre to 32.5m. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.35	Foodstuffs North Island Limited	Delete the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas from 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World). [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	941.36	Foodstuffs North Island Limited	Include a walkable catchment for the Milford Town Centre. [Refer to Attachment 2, Map 15 of the submission for further details]	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	941.37	Foodstuffs North Island Limited	Amend the maximum height for the Milford Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	941.38	Foodstuffs North Island Limited	Rezone part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site) to Residential - Terrace Housing and Apartment Buildings Zone. [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	941.39	Foodstuffs North Island Limited	Retain General Business zoning for part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site). [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	941.40	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Mt Albert
FS81	Mark Grenville Gascoigne	Oppose	941.41	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Avondale
FS81	Mark Grenville Gascoigne	Oppose	941.42	Foodstuffs North Island Limited	Amend the maximum height for 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save) to 21m. [Refer to Attachment 2, Map 16 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.43	Foodstuffs North Island Limited	Amend to extend the Panmure RTN walkable catchment to include 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save). [Refer to Attachment 2, Map 17 of the submission for further details]	Walkable Catchments	WC RTN Panmure
FS81	Mark Grenville Gascoigne	Oppose	941.44	Foodstuffs North Island Limited	Amend the maximum height for 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save) to 21m. [Refer to Attachment 2, Map 17 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.45	Foodstuffs North Island Limited	Include a walkable catchment for Orewa Town Centre. [Refer to Attachment 2, Map 18 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	941.46	Foodstuffs North Island Limited	Amend the maximum height for Orewa Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.47	Foodstuffs North Island Limited	Amend the maximum height across the whole Papakura Metropolitan Centre to 40.5m. [Refer to Attachment 2, Map 19 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	941.48	Foodstuffs North Island Limited	Include a walkable catchment for the Remuera Town Centre or amend to include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. [Refer to Attachment 2, Map 20 of the submission for further details]	Centres - NPS-UD Policy 3d response	Remuera Town Centre - extent of intensification
FS81	Mark Grenville Gascoigne	Oppose	941.49	Foodstuffs North Island Limited	Amend the maximum height for the Remuera Town Centre to 32.5m. [Refer to Attachment 2, Map 20 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.50	Foodstuffs North Island Limited	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	941.51	Foodstuffs North Island Limited	Amend the maximum height standard for 2 College Hill Freemans Bay and 220 Victoria Street West Auckland Central (Victoria Park New World) to 50m. [Refer to Attachment 2, Map 22 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.52	Foodstuffs North Island Limited	Rezone 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to Metropolitan Centre Zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	941.53	Foodstuffs North Island Limited	Amend the maximum height for 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to 72m. [Refer to Attachment 2, Map 23 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	941.54	Foodstuffs North Island Limited	Rezone part of 580 Whangaparaoa Road, Stanmore Bay to Local Centre zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	941.55	Foodstuffs North Island Limited	Include a walkable catchment for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay. [Refer to Attachment 2, Map 23 of the submission for further details]	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	941.56	Foodstuffs North Island Limited	Amend the maximum height for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay to 21m. [Refer to Attachment 2, Map 23 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	949.1	Piper Properties Consultants Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.2	Piper Properties Consultants Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	949.3	Piper Properties Consultants Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	949.4	Piper Properties Consultants Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	949.5	Piper Properties Consultants Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	949.6	Piper Properties Consultants Limited	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	949.7	Piper Properties Consultants Limited	Retain proposed amendments to D18.1 Background if the SCAR overlay is retained [as a QM].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.8	Piper Properties Consultants Limited	Delete objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.9	Piper Properties Consultants Limited	Delete policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.10	Piper Properties Consultants Limited	Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.11	Piper Properties Consultants Limited	Delete D18.4(3) if LDR zone is retained as part of the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.12	Piper Properties Consultants Limited	Delete proposed provisions from D18.4.1 Activity Table [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.13	Piper Properties Consultants Limited	Retain proposed provisions from D18.4.1 Activity Table if LDR zone is deleted and a more intensive zoning is applied [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.14	Piper Properties Consultants Limited	Amend standards to be complied with under D18.4.1 to rely on underlying zone to a greater extent [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.15	Piper Properties Consultants Limited	Delete D18.4(3) and D18.4(5) in relation to Special Character Areas Overlay - Business.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.16	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.17	Piper Properties Consultants Limited	Delete any duplication of underlying zoning requirements in relation to D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.18	Piper Properties Consultants Limited	Retain D18.6.1A if LDR zone is deleted and a more intensive zoning is applied [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.19	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.1 [refer to page 19 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.20	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.2 [refer to page 20 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.21	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.3 and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 21 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.22	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.4 [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.23	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.5 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.24	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.1 (Building height) [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.25	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.2 (Height in relation to boundary) to rely on underlying zone to a greater extent [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.26	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.3 (Yards) [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.27	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.4 (Building coverage) [refer to page 25 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.28	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.5 (Landscaped area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.29	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.6 (Maximum impervious area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.30	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.7 (Fences) to rely on underlying zone provisions to a greater extent [refer to page 27 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.31	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.1.1 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 28 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.32	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.2.1 [refer to page 29 submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	949.33	Piper Properties Consultants Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	949.34	Piper Properties Consultants Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	949.35	Piper Properties Consultants Limited	Remove reference to QM under E38.1 Introduction [refer to page 30 of the submission for further details].	Subdivision	Urban Subdivision

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FS81	Mark Grenville Gascoigne	Oppose	949.36	Piper Properties Consultants Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.37	Piper Properties Consultants Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.38	Piper Properties Consultants Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.39	Piper Properties Consultants Limited	Delete proposed amendments to E38.3 (13)(31)(32)(33)(34)(35)Policies. [refer to page 31 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.40	Piper Properties Consultants Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission pages 32-33 for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.41	Piper Properties Consultants Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.42	Piper Properties Consultants Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 34 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.43	Piper Properties Consultants Limited	Delete proposed amendments to E38.8.2 [refer to page 34-35 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.44	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.1 [refer to page 35 submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.45	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.2 [refer to page 35-36 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.46	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.1 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.47	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.2 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	949.48	Piper Properties Consultants Limited	Delete LDR zone in its entirety [refer to page 37-39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	949.49	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.50	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	949.51	Piper Properties Consultants Limited	Delete additional objectives (5)-(10) inserted at H5.2 [refer to page 39 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.52	Piper Properties Consultants Limited	Delete additional policies (6a)(7)(11)(12)(13)(14)(15)(16)(17) inserted at H5.3 [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.53	Piper Properties Consultants Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.54	Piper Properties Consultants Limited	Retain proposed provisions under H5.5(4) [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.55	Piper Properties Consultants Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.56	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.57	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.58	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.59	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.60	Piper Properties Consultants Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.61	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.62	Piper Properties Consultants Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.63	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.64	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.65	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.66	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.67	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.68	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.69	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.70	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 53 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.71	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to page 54-55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.72	Piper Properties Consultants Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA [refer to page 55-56 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.73	Piper Properties Consultants Limited	Delete proposed additions to H5.8.1(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.74	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to pages 56-57 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.75	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.76	Piper Properties Consultants Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.77	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.78	Piper Properties Consultants Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.79	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.80	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.81	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(1)(c) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.82	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.83	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(3)(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.84	Piper Properties Consultants Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.85	Piper Properties Consultants Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Development [refer to pages 63-66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.86	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.87	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to page 67 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.88	Piper Properties Consultants Limited	Retain proposed changes to Assessment criteria at H5.8(6) for height in relation to boundary [refer to page 69 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.89	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.90	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.91	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.92	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.93	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.94	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 73 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	949.95	Piper Properties Consultants Limited	Retain propose changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.96	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.97	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.98	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.99	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.100	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.101	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.102	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.103	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.104	Piper Properties Consultants Limited	Delete proposed special information requirements under H5.9 [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.105	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	949.106	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and ‘down-zoning’ the underlying zone is not necessary to appropriately manage those constraints. [refer to pages 78-79 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	949.107	Piper Properties Consultants Limited	Retain MDRS provisions under H6.1 Zone description [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.108	Piper Properties Consultants Limited	Delete changes proposed to H6.2 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	949.109	Piper Properties Consultants Limited	Delete changes proposed to H6.3 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.110	Piper Properties Consultants Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.111	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.112	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.113	Piper Properties Consultants Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.114	Piper Properties Consultants Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.115	Piper Properties Consultants Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.116	Piper Properties Consultants Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.117	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.118	Piper Properties Consultants Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.119	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.120	Piper Properties Consultants Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 85 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.121	Piper Properties Consultants Limited	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.122	Piper Properties Consultants Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.123	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.124	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 87 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.125	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 88 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.126	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.127	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.128	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.129	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.1 Matters of Control [refer to page 91 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.130	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.2 Assessment criteria for Controlled activities [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.131	Piper Properties Consultants Limited	Reject matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.132	Piper Properties Consultants Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.133	Piper Properties Consultants Limited	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.134	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.135	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.136	Piper Properties Consultants Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.137	Piper Properties Consultants Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.138	Piper Properties Consultants Limited	Delete other proposed provisions under H6.8.1 [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.139	Piper Properties Consultants Limited	Delete proposed provisions under H6.8.2 Assessment criteria [refer to page 96 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.140	Piper Properties Consultants Limited	Delete proposed provisions under H6.9 Special Information Requirements [refer to page 103 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	949.141	Piper Properties Consultants Limited	Delete proposed 'Landscaped area definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	949.142	Piper Properties Consultants Limited	Delete proposed 'Service Area' definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.143	Piper Properties Consultants Limited	Delete proposed 'Urban Heat Island' definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	949.144	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	949.145	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	949.146	Piper Properties Consultants Limited	Approve the broad application of MHU as notified.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	949.147	Piper Properties Consultants Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	949.148	Piper Properties Consultants Limited	Reject introduction of QMs and its relationship with the underlying zones to justify lower density zoning [refer to page 5 of submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	949.149	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	949.150	Piper Properties Consultants Limited	Reject LDR zoning for 70-72 Williamson Avenue, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	949.151	Piper Properties Consultants Limited	Reject LDR zoning for 49 Ariki Street, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	949.152	Piper Properties Consultants Limited	Reject aesthetic based character assessments [in relation to Grey Lynn area] [refer to page 10 of submission for details].	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Oppose	949.153	Piper Properties Consultants Limited	Reject approach to application of 800m walkable catchment.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	949.154	Piper Properties Consultants Limited	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	949.155	Piper Properties Consultants Limited	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	949.156	Piper Properties Consultants Limited	Reject inclusion of Combined Wastewater Network as QM.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	949.157	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	949.158	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	971.1	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres, metropolitan centres and rapid transit routes including bus routes throughout the Auckland region.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	971.2	RTJ Property Professionals Limited	Increase the city centre walkable catchment to a minimum of 2,500 metres from the edges of the city centre.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS81	Mark Grenville Gascoigne	Oppose	971.3	RTJ Property Professionals Limited	Increase the metropolitan centre walkable catchment to a minimum of 1,500 metres radius from the edges of metropolitan centres.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS81	Mark Grenville Gascoigne	Oppose	971.4	RTJ Property Professionals Limited	Apply a wider walkable catchment to all rapid transit routes including bus routes throughout the Auckland region. Walkable catchments should be increased to a minimum of 1,500 metres radius from rapid transit centres. In addition they should be applied within 200 metres of any bus route.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	971.5	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres throughout the Auckland region.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS81	Mark Grenville Gascoigne	Oppose	971.6	RTJ Property Professionals Limited	Do not upzone the rail [inferred light rail] corridor allowing more intensive development prior to the route being confirmed.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	971.7	RTJ Property Professionals Limited	Do not restrict development on all sites up-zoned based on Council's failure to provide sufficient waste water treatment and/or water supply infrastructure to cater for the development that has already occurred throughout the Auckland region and is required to satisfy the population growth expected within the Auckland region in the next 30 years.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	971.8	RTJ Property Professionals Limited	Do not restrict the number of sites and units to be accessed from driveways to that currently proposed under the plan change and the current operative plan. Use Christchurch District Plan controls [attached].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	971.9	RTJ Property Professionals Limited	See PC79 (Amendments to the transport provisions)	Other Plan Change	0
FS81	Mark Grenville Gascoigne	Oppose	971.10	RTJ Property Professionals Limited	Provide more and better infrastructure such as more frequent public transport to support the increased population, and provide more dedicated bus lanes.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	1066.1	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	1066.2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape assessment, D11.9.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1066.3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed mapping extent of the Waitākere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1066.4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed information requirement at D12.9 "An ecological assessment and landscape assessment prepared by a suitably qualified specialist may be required as part of a subdivision application, commensurate with the scale and likely effects of the proposed development".	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.5	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS81	Mark Grenville Gascoigne	Oppose	1066.6	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1066.7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1066.8	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new rules (D14.4.1(A7A) – (A7D)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1066.9	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain existing standards D14.6.1 (Height) and D14.6.3.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.10	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1066.11	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1066.12	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1066.13	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1066.14	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new Policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.15	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1066.16	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1066.17	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended matters of discretion - D15.8.1(1) and (2) and assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1066.18	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1066.19	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove local and public views as a Qualifying Matter.	Qualifying Matters Other	Local Public Views (D16)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.20	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed provisions (Historic Heritage overlay as a qualifying matter)	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1066.24	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new introductory statement (3) to D18.4 Activity table if Low Density Residential zone is deleted from the Unitary Plan (preferred). Alternatively, delete the proposed introductory statement (3) to D18.4 Activity table if the Low Density Residential zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.25	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions significantly amending Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain provisions if underlying Low Density Residential zone is deleted and a more intensive zoning is applied. Amend standards to be complied with to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.26	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.27	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent). Alternatively, retain provisions if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.28	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.29	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.30	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.31	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.32	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.33	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.34	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.2 'Height in relation to boundary' and amendments to existing standard D18.6.1.2 'Height in relation to boundary'. Rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.35	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.3 'Yards' and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.36	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.37	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.38	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.6 'Maximum impervious area' and amendments to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.39	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.7. 'Fences, walls and other structures' and amendments/additions to existing standard D18.6.1.7 'Fences, walls and other structures', rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.40	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at D18.8.1.1, addition to matter of discretion D18.8.1.1(2), replacement matter of discretion D18.8.1.1(3) and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.41	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.42	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new statement inserted under heading E36. Natural hazards and flooding: 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' Delete number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. Delete a amendment to E36.1. Background.	Qualifying Matters Other	Natural Hazards that are less than significant
FS81	Mark Grenville Gascoigne	Oppose	1066.43	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendment to E38.1. Introduction.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.44	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.2. Objectives.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.45	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to Qualifying Matters, particularly the mapped Infrastructure Constraints in amendments to E38.2. Objectives.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.46	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to Table E38.4.2 Activity table - Subdivision in residential zones.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.47	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new addition of E38.8.1A. Standards – residential controlled activities activity applications. Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply. Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.48	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.8.2. Standards – residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.49	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.1. Matters of control.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.50	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.2. Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.51	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.1. Matters of discretion.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.52	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.2. Assessment criteria.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1066.53	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain application of Single House zone to periphery of the region.	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriateness of QMs (Other)

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FS81	Mark Grenville Gascoigne	Oppose	1066.55	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain mapped extent of the Mixed Housing Suburban zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1066.56	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the provisions of the Mixed Housing Suburban zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1066.59	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H5.2.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1066.60	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H5.3.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.61	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new clarifying statement and rules introduced H5.4.1 Activity Table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.62	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions H5.5(1).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.63	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed new standard H5.6.3A 'Number of dwellings per site'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.64	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1066.65	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.66	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H5.6.5 HiRB amended to accord with MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.67	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.8 Yards to accord with MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.68	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete table H5.6.8.2 (riparian / lakeside / coastal protection yard).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.69	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.10 Building coverage to incorporate MDRS requirement.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1066.70	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H5.6.10(2) Building coverage requirement from the zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.71	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.11 Landscaped area to incorporate MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.72	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H5.6.11 Landscaped area not required by MDRS .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.73	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.12 Outlook space to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.74	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Support amendment to existing H5.6.12 Outlook space standard reducing outlook space requirement to 5m for four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.75	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to existing H5.6.12 Outlook space standard for four or more dwellings or otherwise amend to address reasons identified in submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.76	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.14 Outdoor living space to give effect to MDRS requirements for up to three dwellings	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.77	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to Standard H5.6.14 Outdoor living space.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.78	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.79	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.19 'Deep soil area and canopy tree'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.80	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.20 'Safety and privacy buffer from private pedestrian and vehicle accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.81	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.21 'Residential waste management'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.82	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H5.7.1(1) and assessment criteria H5.7.2(1).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.83	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.84	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain deletion of 'intensity' from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria; and delete other amendments from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.85	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete 'intensity' from H5.8.1(3)(a)(i) matters of matters of discretion and H5.8.2(1)(b)(i) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.86	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.87	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H5.8.1 (1)-(2) matters of discretion and H5.8.2 (1)-(2) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.88	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.1(3) matters of discretion and H5.8.2(3) assessment criteria provisions for IRDs.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.89	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.90	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(4) building height assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.91	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H5.8.2(6) HiRB assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.92	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(9) yards assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.93	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(10) maximum impervious areas assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.94	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(11) building coverage assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.95	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(12) landscaped area assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.96	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(13) outlook space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.97	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(14) daylight assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.98	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15) outdoor living space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.99	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15A) assessment criteria provisions for windows to street and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.100	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(16) assessment criteria provisions for front, side and rear walls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.101	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(17) assessment criteria provisions for minimum dwelling size.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.102	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(18) assessment criteria provisions for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.103	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(19) assessment criteria provisions for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.104	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(20) residential waste assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.105	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(21) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.106	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(22) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.107	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed special information requirements at H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal

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FS81	Mark Grenville Gascoigne	Oppose	1066.110	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Approve proposed amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.111	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H6.2.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.112	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H6.3.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.113	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in Activity Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.114	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions (H6.5(5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.115	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.116	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.117	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the MDRS H6.6.5 Height standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.118	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable at least six-storey development across in H6.6.5 Height Standards the zone.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1066.119	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H6.6.6-H6.6.8 Height in relation to boundary provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	1066.120	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H6.6.11(2) Building coverage requirement from the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.121	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in standard H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.122	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H6.6.13 Outlook Space	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.123	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H6.6.13 Outlook space which support reduction of outlook space to 5m. Opposed requirement for outlook from 4+ dwellings to align with outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.124	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendment to existing H6.6.15 Outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.125	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to existing H6.6.19 Windows to Street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.126	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to standard H6.6.20 Deep soil area and canopy trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.127	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H6.6.21 'Safety and privacy buffer to private pedestrian and vehicle accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.128	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H6.6.22 'Residential waste management'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.129	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H6.7.1(1) and assessment criteria H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	1066.130	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(6).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.131	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.132	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7) relating to mapped stormwater disposal constraints.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS81	Mark Grenville Gascoigne	Oppose	1066.133	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.134	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.135	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(22) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.136	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Stormwater Disposal Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS81	Mark Grenville Gascoigne	Oppose	1066.137	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.138	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the proposed deletion of 'intensity' from matters of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.139	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H6.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.140	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.1 (1)-(2) matters of discretion and H6.8.2 assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.141	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.2(3),(5)-(6), (11)-(13),(15A),(17)-(22) assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.142	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H6.9. Special information requirements provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.143	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.1 zone provisions that directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.144	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.1 zone provisions relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions

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FS81	Mark Grenville Gascoigne	Oppose	1066.145	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.2 objectives relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.146	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character and all other proposed changes to H8.2 objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.147	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.3 policies relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.148	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend references to 'human scale' to better define / describe the outcomes sought, along with amending prescriptive nature of policies relating to built form and massing standards, and retain all other proposed changes to H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.149	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.4.1 Activity table provisions relating to qualifying matters and retain all other proposed changes qualifying matters and retain all other.	Business Zones provisions	City Centre Zone - all other provisions

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FS81	Mark Grenville Gascoigne	Oppose	1066.150	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.2. General building height provisions.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.151	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.5. Harbour edge height control plane provisions.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.152	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.153	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative provision H8.6.8(1)(b).	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.154	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.9. Rooftops provisions as proposed.	Business Zones provisions	City Centre Zone - height provisions

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FS81	Mark Grenville Gascoigne	Oppose	1066.155	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.10-H8.6.21 provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.156	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.23. Streetscape improvement and landscaping provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.157	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.158	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed Standard H8.6.24A Maximum east-west tower dimension provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.159	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25 Building frontage alignment and height.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

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FS81	Mark Grenville Gascoigne	Oppose	1066.160	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25A Building setback from boundaries: provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.161	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard H8.6.34. Through-site links provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.162	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(6) Matters of discretion provisions or otherwise amend as requested by: deleting any reference to 'existing' built form and character; deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.163	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(8B) Maximum east-west tower dimension matters of discretion provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.164	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(9) matters of discretion provisions.	Business Zones provisions	City Centre Zone - height provisions

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FS81	Mark Grenville Gascoigne	Oppose	1066.165	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed at H8.8.1(16) matters of discretion provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.166	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend proposed H8.8.2(1) and H8.8.2(6) assessment provisions by: deleting any reference to 'existing' built form and character; and deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.167	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(8B) Maximum east-west tower dimension assessment criteria provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.168	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(9) assessment criteria provisions.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1066.169	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.1. Zone description.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.170	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.1. Zone description	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1066.171	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.2. objectives.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.172	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.2. objectives.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1066.173	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.3. objectives.	Business Zones provisions	Mixed Use Zone

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FS81	Mark Grenville Gascoigne	Oppose	1066.174	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.3. policies.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1066.175	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in purpose of Standard H13.6.1. Building height.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1066.176	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1066.177	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1066.178	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed service area definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1066.179	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed urban heat island definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1066.180	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Apply the Height Variation Control to 39 Launch Road, Hobsonville to enable height of 35m across the northern end of the property. [Refer to pages 8 and 9 of the submission for detail].	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS81	Mark Grenville Gascoigne	Oppose	1073.1	Fulton Hogan Land Development Limited	Retain Residential MHU and THAB zoning within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1073.2	Fulton Hogan Land Development Limited	Retain the Wainui precinct provisions as notified - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS81	Mark Grenville Gascoigne	Oppose	1073.3	Fulton Hogan Land Development Limited	Delete the Infrastructure – Water and/or Wastewater Constraints Control as it applies within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS81	Mark Grenville Gascoigne	Oppose	1073.4	Fulton Hogan Land Development Limited	Amend H5.1 Zone description to clarify that the Residential MHU zone has a role in the reduction in carbon emissions through promoting a compact urban form [refer to Appendix 1, page 5 of submission for details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.5	Fulton Hogan Land Development Limited	Retain Objective H5.2(A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.6	Fulton Hogan Land Development Limited	Retain Objective H5.2(B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.7	Fulton Hogan Land Development Limited	Amend H5.2(1) to 'Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.8	Fulton Hogan Land Development Limited	Approve deletion of Objective H5.2(2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.9	Fulton Hogan Land Development Limited	Retain operative objective H5.2(3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.10	Fulton Hogan Land Development Limited	Retain Objective H5.2(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.11	Fulton Hogan Land Development Limited	Delete Objective H5.2(5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.12	Fulton Hogan Land Development Limited	Amend Objective H5.2(6) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.13	Fulton Hogan Land Development Limited	Amend Objective H5.2(7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects. Development is supported by adequate infrastructure and services.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.14	Fulton Hogan Land Development Limited	Amend H5.2(8) to 'Enable a safe street environment, including passive surveillance for pedestrians within and adjacent to developments.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.15	Fulton Hogan Land Development Limited	Delete Objective H5.2(9) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.16	Fulton Hogan Land Development Limited	Delete Objective H5.2(10) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.17	Fulton Hogan Land Development Limited	Retain policy H5.3. (A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.18	Fulton Hogan Land Development Limited	Retain policy H5.3. (B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.19	Fulton Hogan Land Development Limited	Retain policy H5.3. (C1) as notified.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.20	Fulton Hogan Land Development Limited	Retain policy H5.3. (D1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.21	Fulton Hogan Land Development Limited	Retain policy H5.3. (E1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.22	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (1) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.23	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.24	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.25	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (4) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.26	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.27	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (6) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.28	Fulton Hogan Land Development Limited	Delete and replace H5.3. (6A) with additional policies under the heading Planned Built Character and Street Environment [refer to Appendix 1, page 6 and 7 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.29	Fulton Hogan Land Development Limited	Retain operative policy H5.3. (7); proposed deletion opposed - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.30	Fulton Hogan Land Development Limited	Retain policy H5.3. (8) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.31	Fulton Hogan Land Development Limited	Retain policy H5.3. (9) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.32	Fulton Hogan Land Development Limited	Retain policy H5.3. (10) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.33	Fulton Hogan Land Development Limited	Delete policy H5.3. (11) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.34	Fulton Hogan Land Development Limited	Amend policy H5.3. (12) to 'Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.35	Fulton Hogan Land Development Limited	Amend policy H5.3. (13) to 'Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.36	Fulton Hogan Land Development Limited	Delete policy H5.3. (14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.37	Fulton Hogan Land Development Limited	Delete policy H5.3. (15) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.38	Fulton Hogan Land Development Limited	Delete policy H5.3. (16) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.39	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.40	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.41	Fulton Hogan Land Development Limited	Amend H5.4.1. (A3) to comply with standards as outlined in submission [refer to Appendix 1, page 8 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.42	Fulton Hogan Land Development Limited	Amend H5.4.1. (A4) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.43	Fulton Hogan Land Development Limited	Amend H5.4.1. (A8) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.44	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.45	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.46	Fulton Hogan Land Development Limited	Amend H5.4.1. (A30A) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.47	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.48	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.49	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.50	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.51	Fulton Hogan Land Development Limited	Delete H5.4.1. (A32B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.52	Fulton Hogan Land Development Limited	Retain H5.4.1. (A33) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.53	Fulton Hogan Land Development Limited	Amend H5.5 (5) to comply with standards as outlined in submission [refer to Appendix 1, page 11 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.54	Fulton Hogan Land Development Limited	Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.55	Fulton Hogan Land Development Limited	[Delete H5.6.3C (Dwellings within the Infrastructure –Stormwater Disposal Constraints Control)] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.56	Fulton Hogan Land Development Limited	Retain H5.6.4. (Building height) as notified.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.57	Fulton Hogan Land Development Limited	Retain H5.6.5. (1), H5.6.5. (2A), H5.6.5. (3), H5.6.5. (4), H5.6.5. (5), H5.6.5. (6), H5.6.5. (7) (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.58	Fulton Hogan Land Development Limited	Reject deletion of H5 6.5 (2)(b) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.59	Fulton Hogan Land Development Limited	Approve deletion of H5.6.6. (Alternative height in relation to boundary) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.60	Fulton Hogan Land Development Limited	Approve deletion of H5.6.7. (Height in relation to boundary adjoining lower intensity zones) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.61	Fulton Hogan Land Development Limited	Retain H5.6.8. (Yards) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.62	Fulton Hogan Land Development Limited	Retain H5.6.9. (Maximum impervious area) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.63	Fulton Hogan Land Development Limited	Amend H5.6.10 (Building coverage) by deleting additional provisions for sites subject to the Significant Ecological Area Overlay - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.64	Fulton Hogan Land Development Limited	Amend H5.6.11 (Landscaped area) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.65	Fulton Hogan Land Development Limited	Amend H5.6.12. (Outlook space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.66	Fulton Hogan Land Development Limited	Delete H5.6.13. (Daylight) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.67	Fulton Hogan Land Development Limited	Amend H5.6.14. (Outdoor living space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.68	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H5.6.14. (Outdoor living space) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.69	Fulton Hogan Land Development Limited	Amend H5.6.15 (Front, side and rear fences and walls) to increase height to 2.5m within the side and rear yards - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.70	Fulton Hogan Land Development Limited	Amend H5.6.16 (Minimum dwelling size) to 40m² for one bedroom dwellings - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.71	Fulton Hogan Land Development Limited	Amend H5.6.17 (2) to 'Rainwater tanks located within a required outlook area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.72	Fulton Hogan Land Development Limited	Amend H5.6.17 (3) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m2 of the required 20m2 area.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.73	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission [refer to page 13 of submission for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.74	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission. If standard is retained amend as described [refer to page 13 for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.75	Fulton Hogan Land Development Limited	Delete H5.6.19 (Deep soil area and canopy tree) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.76	Fulton Hogan Land Development Limited	Delete H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.77	Fulton Hogan Land Development Limited	Delete H5.6.21 (Residential waste management) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.78	Fulton Hogan Land Development Limited	Amend H5.8.1.(2) as set out in the submission [refer to page 14 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.79	Fulton Hogan Land Development Limited	Amend H5.8.1.(3) as set out in the submission [refer to page 15 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.80	Fulton Hogan Land Development Limited	Retain H5.8.1.(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.81	Fulton Hogan Land Development Limited	Approve deletion of H5.8.1.(5) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.82	Fulton Hogan Land Development Limited	Delete H5.8.1.(6) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.83	Fulton Hogan Land Development Limited	Delete H5.8.1.(7) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.84	Fulton Hogan Land Development Limited	Delete H5.8.2.(2) to align with operative AUP approach as discussed in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.85	Fulton Hogan Land Development Limited	Delete H5.8.2.(2)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.86	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications achieve the matters outlined in the submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.87	Fulton Hogan Land Development Limited	Delete H5.8.2.(3)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.88	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications that infringe maximum height achieve policies as outlined in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.89	Fulton Hogan Land Development Limited	Retain H5.8.2.(5) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.90	Fulton Hogan Land Development Limited	Delete H5.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(6C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.91	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(7) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.92	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(8) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.93	Fulton Hogan Land Development Limited	Retain H5.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.94	Fulton Hogan Land Development Limited	Retain H5.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.95	Fulton Hogan Land Development Limited	Amend H5.8.2.(11) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.96	Fulton Hogan Land Development Limited	Retain H5.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.97	Fulton Hogan Land Development Limited	Retain H5.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.98	Fulton Hogan Land Development Limited	Delete H5.8.2.(14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.99	Fulton Hogan Land Development Limited	Amend H5.8.2.(15) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.100	Fulton Hogan Land Development Limited	Amend H5.8.2.(15A) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.101	Fulton Hogan Land Development Limited	Retain H5.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.102	Fulton Hogan Land Development Limited	Amend H5.8.2.(17) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.103	Fulton Hogan Land Development Limited	Delete H5.8.2.(18) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.104	Fulton Hogan Land Development Limited	Delete H5.8.2.(19) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.105	Fulton Hogan Land Development Limited	Delete H5.8.2.(20) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.106	Fulton Hogan Land Development Limited	Delete H5.8.2.(21) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.107	Fulton Hogan Land Development Limited	Delete H5.8.2.(22) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.108	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.109	Fulton Hogan Land Development Limited	Delete H5.9(2) Deep Soil Area and Canopy Tree. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.110	Fulton Hogan Land Development Limited	Delete H5.9 Residential waste management requirements - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.111	Fulton Hogan Land Development Limited	Amend H6.1 Zone description as outlined in submission [refer to page 20 of submission for details] - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.112	Fulton Hogan Land Development Limited	Delete 'Urban heat island'. See page 40 of submission	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.113	Fulton Hogan Land Development Limited	Retain objective H6.2 (B1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.114	Fulton Hogan Land Development Limited	Retain objective H6.2 (1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.115	Fulton Hogan Land Development Limited	Delete objective H6.2 (1A) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.116	Fulton Hogan Land Development Limited	Amend objective H6.2 (2) to 'Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. contributes to the creation of neighbourhoods with a high density residential built character, in a variety of forms comprising residential buildings generally up to five storeys.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.117	Fulton Hogan Land Development Limited	Retain operative H6.2 (3) objective - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.118	Fulton Hogan Land Development Limited	Retain objective H6.2 (4) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.119	Fulton Hogan Land Development Limited	Amend objective H6.2 (5) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change and supports a reduction in carbon emissions..' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.120	Fulton Hogan Land Development Limited	Delete objective H6.2 (6) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.121	Fulton Hogan Land Development Limited	Amend objective H6.2 (7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects supported by adequate infrastructure and services.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.122	Fulton Hogan Land Development Limited	Amend objective H6.2 (8) to 'Enable safer pedestrian movement within the immediate locality of higher density - THAB zone. developments to ensure ease of pedestrian movement to the rapid transport stops as safe street environment, including passive surveillance, for pedestrians within and adjacent to developments.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.123	Fulton Hogan Land Development Limited	Delete objective H6.2 (9) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.124	Fulton Hogan Land Development Limited	Retain policy H6.3 (A1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	1073.125	Fulton Hogan Land Development Limited	Retain policy H6.3 (B1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.126	Fulton Hogan Land Development Limited	Retain policy H6.3 (C1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.127	Fulton Hogan Land Development Limited	Retain policy H6.3 (D1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.128	Fulton Hogan Land Development Limited	Retain policy H6.3 (E1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.129	Fulton Hogan Land Development Limited	Delete policy H6.3 (1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.130	Fulton Hogan Land Development Limited	Delete policy H6.3 (2) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.131	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (3). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.132	Fulton Hogan Land Development Limited	Delete H6.3 (A4) and replace with policies as outlined in the submission [refer to page 22 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.133	Fulton Hogan Land Development Limited	Delete policy H6.3 (4). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.134	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.135	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (6) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.136	Fulton Hogan Land Development Limited	Retain H6.3 (7) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.137	Fulton Hogan Land Development Limited	Retain operative H6.3 (8) policy. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.138	Fulton Hogan Land Development Limited	Retain policy H6.3 (9) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.139	Fulton Hogan Land Development Limited	Retain H6.3 (10) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.140	Fulton Hogan Land Development Limited	Delete policy H6.3 (11). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.141	Fulton Hogan Land Development Limited	Amend policy H6.3 (12) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 23 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.142	Fulton Hogan Land Development Limited	Amend policy H6.3 (13) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 24 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.143	Fulton Hogan Land Development Limited	Delete policy H6.3 (14) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.144	Fulton Hogan Land Development Limited	Delete policy H6.3 (15). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.145	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.146	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.147	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A3) as outlined in submission [refer to page 24 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.148	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A4) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.149	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.150	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3C). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.151	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.152	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.153	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.154	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.155	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.156	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.157	Fulton Hogan Land Development Limited	Delete H6.4.1 (A33b). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.158	Fulton Hogan Land Development Limited	Retain H6.4.1 (A35) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.159	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.5 (5) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.160	Fulton Hogan Land Development Limited	Delete H6.6.4B. (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.161	Fulton Hogan Land Development Limited	Delete H6.6.4C. (Dwellings within the Infrastructure - Stormwater Disposal Constraints Control).- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.162	Fulton Hogan Land Development Limited	Amend H6.6.5 (Building Height) to provide for 8 storey development as a minimum throughout the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.163	Fulton Hogan Land Development Limited	Delete the different height limits that apply inside and outside walkable catchments.- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.164	Fulton Hogan Land Development Limited	Amend H6.6.6(1), H6.6.6(2a), H6.6.6(3), H6.6.6(4), H6.6.6(5), H6.6.6(6), H6.6.6(7) (Height in relation to boundary) to apply the walkable catchment standard to the entire THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.165	Fulton Hogan Land Development Limited	Reject deletion of H5 6.6 (2b) (Height in relation to boundary (on open space zone boundaries) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.166	Fulton Hogan Land Development Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.167	Fulton Hogan Land Development Limited	Retain H6.6.9. (Yards) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.168	Fulton Hogan Land Development Limited	Retain H6.6.10. (Maximum impervious area) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.169	Fulton Hogan Land Development Limited	Amend H6.6.11. (Building coverage) to align with MDRS. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.170	Fulton Hogan Land Development Limited	Delete additional provisions for sites subject to the Significant Ecological Area Overlay under H6.6.11. (Building coverage. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.171	Fulton Hogan Land Development Limited	Apply H6.6.12. (Landscaped area) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.172	Fulton Hogan Land Development Limited	Apply H6.6.12. (Outlook space) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.173	Fulton Hogan Land Development Limited	Delete H6.6.13. (Daylight). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.174	Fulton Hogan Land Development Limited	Apply H6.6.15. (Outdoor living space) MDRS correctly to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.175	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H6.6.15. (Outdoor living space). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.176	Fulton Hogan Land Development Limited	Amend H6.6.16(1)(b) (Front, side and rear fences and walls) to increase height of side and rear yards to 2.5m. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.177	Fulton Hogan Land Development Limited	Amend H6.6.17(1)(b) (Minimum dwelling size) to refer to 40m².- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.178	Fulton Hogan Land Development Limited	Amend H6.6.18(2) [3] (Rainwater tanks) to 'Rainwater tanks located within a required outlook space area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.179	Fulton Hogan Land Development Limited	Amend H6.6.18(3) [4] (Rainwater tanks) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m² of the required 20m² area.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.180	Fulton Hogan Land Development Limited	Delete H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.181	Fulton Hogan Land Development Limited	Amend H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as outlined in submission if standard is retained [refer to page 30 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.182	Fulton Hogan Land Development Limited	Delete H6.6.20. (Deep soil area and canopy tree). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.183	Fulton Hogan Land Development Limited	Delete H6.6.21. (Safety and privacy buffer to private pedestrian and vehicle accessways). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.184	Fulton Hogan Land Development Limited	Delete H6.6.22. (Residential waste management). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.185	Fulton Hogan Land Development Limited	Amend H6.8.1.(2) as outlined in submission [refer to page 31 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.186	Fulton Hogan Land Development Limited	Amend H6.8.1.(3) as outlined in submission [refer to page 32 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.187	Fulton Hogan Land Development Limited	Amend H6.8.1.(4) as outlined in submission [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.188	Fulton Hogan Land Development Limited	Approve deletion of H6.8.1.(5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.189	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(6) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.190	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(7) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.191	Fulton Hogan Land Development Limited	Delete H6.8.2.(2) and replace to align with operative AUP approach [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.192	Fulton Hogan Land Development Limited	Delete H6.8.2.(3) and replace to align with operative AUP approach [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.193	Fulton Hogan Land Development Limited	Delete H6.8.2.(5) and assess the extent that applications that infringe maximum height achieve policies as outlined in the submission [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.194	Fulton Hogan Land Development Limited	Delete H6.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(CA) [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.195	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(7). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.196	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(8). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.197	Fulton Hogan Land Development Limited	Retain H6.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.198	Fulton Hogan Land Development Limited	Retain H6.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.199	Fulton Hogan Land Development Limited	Amend H6.8.2.(11) as outlined in submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.200	Fulton Hogan Land Development Limited	Retain H6.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.201	Fulton Hogan Land Development Limited	Retain H6.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.202	Fulton Hogan Land Development Limited	Delete H6.8.2.(14). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.203	Fulton Hogan Land Development Limited	Amend H6.8.2.(15) as outlined in the submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.204	Fulton Hogan Land Development Limited	Amend H6.8.2.(15A) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.205	Fulton Hogan Land Development Limited	Retain H6.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.206	Fulton Hogan Land Development Limited	Amend H6.8.2.(17) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.207	Fulton Hogan Land Development Limited	Delete H6.8.2.(18). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.208	Fulton Hogan Land Development Limited	Delete H6.8.2.(19). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.209	Fulton Hogan Land Development Limited	Delete H6.8.2.(20). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.210	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.211	Fulton Hogan Land Development Limited	Delete H6.8.2.(22) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.212	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.213	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.214	Fulton Hogan Land Development Limited	Delete H5.6.9(2) Deep soil area and canopy tree and 'special information requirements' of H5.6.11. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.215	Fulton Hogan Land Development Limited	Delete H5.6.9(3) Residential waste management and 'special information requirements' of H5.6.11 - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1073.216	Fulton Hogan Land Development Limited	Delete objective E38.2 (10)(d) and E38.2 (10)(e).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.217	Fulton Hogan Land Development Limited	Retain objective E38.2 (11) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.218	Fulton Hogan Land Development Limited	Retain policy E38.3 (13) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.219	Fulton Hogan Land Development Limited	Delete policy E38.3 (31) - servicing.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.220	Fulton Hogan Land Development Limited	Delete policy E38.3 (32) - transport infrastructure.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.221	Fulton Hogan Land Development Limited	Retain policies E38.3 (33), E38.3 (34) and E38.3 (35) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.222	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13A) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.223	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13B) as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.224	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13D) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.225	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13E) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.226	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13F) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.227	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13G) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.228	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29A).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.229	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29B).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.230	Fulton Hogan Land Development Limited	Retain E38.5(2A) as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.231	Fulton Hogan Land Development Limited	Amend standards to be complied with under E38.5(2B) as outlined in submission [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.232	Fulton Hogan Land Development Limited	Add the notes under E38.8.1.2 to the versions in the Unitary Plan [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.233	Fulton Hogan Land Development Limited	Retain E38.8.1A as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.234	Fulton Hogan Land Development Limited	Retain E38.8.1A.2 as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.235	Fulton Hogan Land Development Limited	Delete E38.8.2.4. as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.236	Fulton Hogan Land Development Limited	Delete E38.8.2.7.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.237	Fulton Hogan Land Development Limited	Delete E38.8.2.8.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.238	Fulton Hogan Land Development Limited	Retain E38.11.1 as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.239	Fulton Hogan Land Development Limited	Retain E38.11.2 as notified.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.240	Fulton Hogan Land Development Limited	Delete E38.12.1 (10).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.241	Fulton Hogan Land Development Limited	Delete E38.12.1 (11).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.242	Fulton Hogan Land Development Limited	Delete E38.12.2 (10).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.243	Fulton Hogan Land Development Limited	Delete E38.12.2 (11).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1073.244	Fulton Hogan Land Development Limited	Retain MDRS as notified.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.245	Fulton Hogan Land Development Limited	Retain Accessible car park as notified.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1073.246	Fulton Hogan Land Development Limited	Delete 'Canopy tree'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.247	Fulton Hogan Land Development Limited	Delete 'Coastal erosion hazard area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.248	Fulton Hogan Land Development Limited	Delete 'Deep soil area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.249	Fulton Hogan Land Development Limited	Retain 'Dwelling' as notified.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.250	Fulton Hogan Land Development Limited	Retain 'Floodplain' as notified.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.251	Fulton Hogan Land Development Limited	Retain operative definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.252	Fulton Hogan Land Development Limited	Retain 'Relevant residential zone' as notified.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.253	Fulton Hogan Land Development Limited	Delete 'Servicing area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1073.254	Fulton Hogan Land Development Limited	Delete 'Urban heat island'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1079.1	The Coalition for More Homes	Approve intensification plan change [inferred] in isthmus suburbs [refer to page 5 of submission for definition of 'Isthmus suburbs'].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1079.2	The Coalition for More Homes	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.3	The Coalition for More Homes	Remove Special Character Overlay Business, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS81	Mark Grenville Gascoigne	Oppose	1079.4	The Coalition for More Homes	Amend criteria for determining Residential Special Character Areas to reflect elements of street and not individual houses if SCAR overlay retained. Underlying zoning should be the zoning that would apply if SCAR did not apply.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS81	Mark Grenville Gascoigne	Oppose	1079.5	The Coalition for More Homes	Increase maximum building height within WCs to at least 23m / 6 storeys.	Height	Residential Height - Technical Elements (storeys to height)
FS81	Mark Grenville Gascoigne	Oppose	1079.6	The Coalition for More Homes	Increase maximum building height within WC surrounding Newmarket metropolitan centre to at least 35m / 10 storeys	Height	RTN WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	1079.7	The Coalition for More Homes	Increase maximum building height within WC surrounding all train stations in the isthmus to at least 35m / 10 storeys (excluding Te Papapa and Onehunga)	Height	RTN WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	1079.8	The Coalition for More Homes	Amend height limit to at least 8 storeys / 29m for all other walkable catchments in the isthmus [i.e. Avondale to Otahuhu].	Height	RTN WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	1079.9	The Coalition for More Homes	Approve at least 6-storey buildings in all other walkable catchments outside of Isthmus [i.e. outside of area bound by Avondale to Otahuhu].	Height	RTN WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	1079.10	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	1079.11	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Height	RTN WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	1079.12	The Coalition for More Homes	Amend height for THAB sites in the isthmus [Avondale to Otahuhu] which are outside walkable catchments, to at least 6 storeys / 23m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.13	The Coalition for More Homes	Retain Integrated Residential Development as an activity in lower density zones.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.14	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.15	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.16	The Coalition for More Homes	Approve standards that enable a mix of activities.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1079.17	The Coalition for More Homes	Approve standards that enable a mix of activities.	Business Zones provisions	Business Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1079.18	The Coalition for More Homes	Approve the introduction of Statutory Design Guidance for apartments and medium density in Auckland.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1079.19	The Coalition for More Homes	Include 'Frequent Bus' services in the definition of 'Rapid Transit Service' where they have bus lanes or transit lanes along most of their route.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	1079.20	The Coalition for More Homes	Rezone land within walkable catchment of bus corridors with frequent services and extensive bus priority to enable at least 6 storeys.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1079.21	The Coalition for More Homes	Include arterial corridors within the isthmus [Avondale to Otahuhu] with planned or existing bus priority in the definition of 'Rapid Transit Service' and apply walkable catchment to these corridors.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.22	The Coalition for More Homes	Include the bus corridor from Great North Road (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.23	The Coalition for More Homes	Include the bus corridor from Sandringham Road (from Mt Albert Road to New North Road served by the 24 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.24	The Coalition for More Homes	Include the bus corridor from Dominion Road (from Denbigh Avenue to View Road, served by the 25 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.25	The Coalition for More Homes	Include the bus corridor from Mt Eden Road (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.26	The Coalition for More Homes	Include the bus corridor from Manukau Road (from Onehunga to Broadway, served by the 30 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.27	The Coalition for More Homes	Include the bus corridor from Great South Road (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.28	The Coalition for More Homes	Include the bus corridor from Remuera Road (from Broadway to McFarland St, served by the 75 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.29	The Coalition for More Homes	Include Te Papapa and Onehunga Train Stations as rapid transit stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1079.30	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.31	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops
FS81	Mark Grenville Gascoigne	Oppose	1079.32	The Coalition for More Homes	Rezone land around Constellation Station (within 800m of station) to enable residential uses as a permitted activity.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1079.33	The Coalition for More Homes	Rezone land to (Business) Mixed Use Zone for land within walkable catchments of rapid transit stations (e.g. Sunnyvale, Fruitvale Road, Meadowbank stations).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1079.34	The Coalition for More Homes	Add low intensity commercial activities such as dairies and cafes up to 100m2 GFA as a permitted activity in the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.35	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	1079.36	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS81	Mark Grenville Gascoigne	Oppose	1079.37	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.38	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.39	The Coalition for More Homes	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1079.40	The Coalition for More Homes	Increase height limits in highly accessible Town Centres, like those with a station on the rapid transit network, such as Avondale, Onehunga, Greenlane and Mt Albert.	Height	RTN WC Intensification response
FS81	Mark Grenville Gascoigne	Oppose	1079.41	The Coalition for More Homes	Amend height in relation to boundary provisions to at least 19m + 60 degrees in areas where submission recommends at least 6 storeys and at least 16m + 60 degrees where submission recommends at least 5 storeys, so as to enable perimeter block housing. Refer to submission for details.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.42	The Coalition for More Homes	Approve standards that will enable perimeter block housing in walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.43	The Coalition for More Homes	Delete Standard H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.44	The Coalition for More Homes	Delete Standard H6.6.21 Safety and privacy buffer from private pedestrian vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.45	The Coalition for More Homes	Delete Standard H6.6.22 Residential waste management for up to three dwellings per site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.46	The Coalition for More Homes	Amend standard H6.6.20 to not require the total 10% in one contiguous area on a site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.47	The Coalition for More Homes	Amend Standard H6.6.20 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.48	The Coalition for More Homes	Approve the height in relation to boundary recession plane of 19m + 60 degrees within 21.5m of the site frontage, within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.49	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.50	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.51	The Coalition for More Homes	Apply 19m + 60 degree height in relation to boundary recession plane to all sites zoned THAB in isthmus [Avondale to Otahuhu].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.52	The Coalition for More Homes	Apply 16m + 60 degree height in relation to boundary plane for sites with a height limit of at least 5 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.53	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.54	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (Residential MHU zone).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.55	The Coalition for More Homes	Delete THAB side yard setback within 21.5m of site frontage within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.56	The Coalition for More Homes	Approve Standard H6.6.15(4) - communal outdoor living areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.57	The Coalition for More Homes	Approve Standard H6.6.19 (glazing) but not for private vehicle or pedestrian access.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.58	The Coalition for More Homes	Include a clear definition of how compliance with Standard H6.6.19 (glazing) is achieved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.59	The Coalition for More Homes	Amend Standard H6.6.21 to reduce width requirement to 600mm (safety and privacy buffer).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.60	The Coalition for More Homes	Approve Standard H6.6.22 Residential waste management ['for more than three dwellings' inferred - refer sub-point 1079.45].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.61	The Coalition for More Homes	Delete Standard H5.6.19 Deep soil area and canopy tree for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.62	The Coalition for More Homes	Delete Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.63	The Coalition for More Homes	Delete Standard H5.6.21 Residential waste management for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.64	The Coalition for More Homes	Amend standard H5.6.19 to not require the total 10% in one contiguous area on a site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.65	The Coalition for More Homes	Amend Standard H5.6.19 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.66	The Coalition for More Homes	Amend Standard H5.6.20 to reduce width requirement to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.67	The Coalition for More Homes	Approve Standard H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.68	The Coalition for More Homes	Amend height in relation to boundary for four or more dwellings per site within 21.5m of the site frontage to 6m + 60 degrees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1079.69	The Coalition for More Homes	Reject Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS81	Mark Grenville Gascoigne	Oppose	1079.70	The Coalition for More Homes	Reject Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS81	Mark Grenville Gascoigne	Oppose	1079.71	The Coalition for More Homes	Reject Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	1079.72	The Coalition for More Homes	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1079.73	The Coalition for More Homes	Approve qualifying matter - D9 Significant Ecological Area.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	1079.74	The Coalition for More Homes	Approve qualifying matter - D10 Outstanding Natural Features and Outstanding Natural Landscapes.	Qualifying Matters A-I	ONL and ONF (D10)
FS81	Mark Grenville Gascoigne	Oppose	1079.75	The Coalition for More Homes	Approve qualifying matter - D11 Outstanding Natural Character and High Natural Character.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1079.76	The Coalition for More Homes	Approve qualifying matter - D12 Waitakere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1079.77	The Coalition for More Homes	Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1079.78	The Coalition for More Homes	Approve qualifying matter - D17 Historic heritage.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.79	The Coalition for More Homes	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS81	Mark Grenville Gascoigne	Oppose	1079.80	The Coalition for More Homes	Approve qualifying matter - D8 Wetland Management Area.	Qualifying Matters A-I	Wetland Management (D8)
FS81	Mark Grenville Gascoigne	Oppose	1079.81	The Coalition for More Homes	Approve qualifying matter - City Centre character buildings and built form controls.	Qualifying Matters Other	Character buildings: City Centre
FS81	Mark Grenville Gascoigne	Oppose	1079.82	The Coalition for More Homes	Approve qualifying matter - Auckland War Memorial Museum Viewshaft overlay.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS81	Mark Grenville Gascoigne	Oppose	1079.83	The Coalition for More Homes	Approve qualifying matter - Beachlands transport infrastructure control.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS81	Mark Grenville Gascoigne	Oppose	1079.84	The Coalition for More Homes	Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters Other	Notable Trees (D13)
FS81	Mark Grenville Gascoigne	Oppose	1079.85	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS81	Mark Grenville Gascoigne	Oppose	1079.86	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1079.87	The Coalition for More Homes	Reject inclusion of the additional rules of the plan change for dwellings within existing overlay areas.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1079.88	The Coalition for More Homes	Delete Standard H8.6.24A Maximum east-west tower dimension - City Centre Zone.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.89	The Coalition for More Homes	Clarify the definition of glazing - City Centre Zone.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1079.90	The Coalition for More Homes	Clarify whether glazing with external louvres is included in 20% requirement - - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.91	The Coalition for More Homes	Approve removal of Floor Area Ratio Standards (H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18. H8.6.19, H8.6.20) - City Centre Zone.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.92	The Coalition for More Homes	Approve the Queen Street Valley control regarding frontage of older buildings on Queen Street - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.93	The Coalition for More Homes	Approve the sunlight access to public open space controls - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.94	The Coalition for More Homes	[Inferred] Reject the general height control of 72.5m across the city centre - H8.6.2, City Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1079.95	The Coalition for More Homes	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1980.1	University of Auckland	Delete or amend objectives H8.2(4)(d) and H8.2(13) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1980.2	University of Auckland	Delete or amend Polices H8.3(12A), H8.3(14) and H8.3(30A) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1980.3	University of Auckland	Delete standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.18, H8.6.19, H8.6.20, and H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1980.4	University of Auckland	Delete standards H8.6.22, H8.6.24, H8.6.24A, H8.6.25, H8.6.25A, H8.6.32, and H8.6.34 or amended to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1980.5	University of Auckland	Delete special information requirement H8.10.1.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1980.6	University of Auckland	Delete Figures 10, 11, 12, 13, 14, 15 and 16 in Appendix 11 Business – City Centre Zone sunlight admission into public places, or amended to address the concerns set out in the submission	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1980.7	University of Auckland	Delete standards I207.6.3 and I207.6.4 and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS81	Mark Grenville Gascoigne	Oppose	1980.8	University of Auckland	Delete rules I207.4(A23) and I207.4(A24) and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS81	Mark Grenville Gascoigne	Oppose	1980.9	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS81	Mark Grenville Gascoigne	Oppose	1980.10	University of Auckland	Apply building heights of at least 30m to 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1980.11	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS81	Mark Grenville Gascoigne	Oppose	1980.12	University of Auckland	Supports the identification of 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton being located within a walkable catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1086.1	Sonn Group	Amend the plan change provisions to give effect to the NPS-UD and RM Enabling Act.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1086.2	Sonn Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act .	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1086.3	Sonn Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1086.4	Sonn Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1086.5	Sonn Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	1086.6	Sonn Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1086.7	Sonn Group	Remove reference to LDRZ [proposed amendments] to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1086.8	Sonn Group	Remove reference to QM under E38.1 Introduction [refer to page 12 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.9	Sonn Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.10	Sonn Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.11	Sonn Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.12	Sonn Group	Delete proposed amendments to E38.3 Policies. [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.13	Sonn Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.14	Sonn Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.15	Sonn Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.16	Sonn Group	Delete proposed amendments to E38.8.2 Standards - residential restricted discretionary activities [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.17	Sonn Group	Delete proposed amendments to E38.11.1 Matters of Control [refer to page 16 submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.18	Sonn Group	Delete proposed amendments to E38.11.2 Assessment Criteria for Controlled Activities [refer to page 16 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.19	Sonn Group	Delete proposed amendments to E38.12.1 Matters of discretion [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1086.20	Sonn Group	Delete proposed amendments to E38.12.2 Assessment Criteria [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1086.21	Sonn Group	Delete LDRZ in it's entirety	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1086.22	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1086.23	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1086.24	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1086.25	Sonn Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1086.26	Sonn Group	Delete additional objectives inserted at H5.2 [refer to page 20 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.27	Sonn Group	Delete additional policies inserted at H5.3 [refer to page 21 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.28	Sonn Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.29	Sonn Group	Retain proposed provisions under H5.5(4) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.30	Sonn Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.31	Sonn Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.32	Sonn Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.33	Sonn Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.34	Sonn Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.35	Sonn Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1086.36	Sonn Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.37	Sonn Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.38	Sonn Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.39	Sonn Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.40	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.41	Sonn Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.42	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 31 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.43	Sonn Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.44	Sonn Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.45	Sonn Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.46	Sonn Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.47	Sonn Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.48	Sonn Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.49	Sonn Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.50	Sonn Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1086.51	Sonn Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.52	Sonn Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.53	Sonn Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.54	Sonn Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.55	Sonn Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.56	Sonn Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.57	Sonn Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.58	Sonn Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.59	Sonn Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.60	Sonn Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.61	Sonn Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.62	Sonn Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.63	Sonn Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.64	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(9) 'for yards'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

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FS81	Mark Grenville Gascoigne	Oppose	1086.65	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(10) ‘for maximum impervious areas'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.66	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(11) ‘for building coverage’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.67	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(12) ‘for landscaped area’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.68	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(13) ‘for outlook space’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.69	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(14) ‘for daylight'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.70	Sonn Group	Retain proposed changes to assessment criteria H5.8.2(15) ‘for outdoor living space'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.71	Sonn Group	Delete proposed assessment criteria H5.8.2(15A) ‘for windows to street and pedestrian accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.72	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(16) ‘for front, side and rear walls’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.73	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(17) ‘for minimum dwelling size’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.74	Sonn Group	Delete proposed assessment criteria H5.8.2(18) ‘for deep soil area and canopy’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.75	Sonn Group	Delete proposed assessment criteria H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

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FS81	Mark Grenville Gascoigne	Oppose	1086.76	Sonn Group	Delete proposed assessment criteria H5.8.2(20) 'for residential waste'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.77	Sonn Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.78	Sonn Group	Delete proposed assessment criteria H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.79	Sonn Group	Delete proposed special information requirements at H5.9(1), H5.9(2), H5.9(3) and H5.9(4).	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS81	Mark Grenville Gascoigne	Oppose	1086.80	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1086.81	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1086.82	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1086.83	Sonn Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1086.84	Sonn Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.85	Sonn Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.86	Sonn Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.87	Sonn Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1086.88	Sonn Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.89	Sonn Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.90	Sonn Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.91	Sonn Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.92	Sonn Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.93	Sonn Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.94	Sonn Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.95	Sonn Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.96	Sonn Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.97	Sonn Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.98	Sonn Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1086.99	Sonn Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.100	Sonn Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.101	Sonn Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.102	Sonn Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.103	Sonn Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.104	Sonn Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.105	Sonn Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.106	Sonn Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.107	Sonn Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.108	Sonn Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 73 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.109	Sonn Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1086.110	Sonn Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.111	Sonn Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.112	Sonn Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.113	Sonn Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.114	Sonn Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.115	Sonn Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.116	Sonn Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1086.117	Sonn Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1086.118	Sonn Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1086.119	Sonn Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1086.120	Sonn Group	Retain I615.4 Activity Table Pre-Amble.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS81	Mark Grenville Gascoigne	Oppose	1086.121	Sonn Group	Delete the reference to 'except in Sub-Precinct D' under Table I615.4.2(A11).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS81	Mark Grenville Gascoigne	Oppose	1086.122	Sonn Group	Reject deletion of I615.6.4 'Activity thresholds Sub-precinct D' standards (1) and (2).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS81	Mark Grenville Gascoigne	Oppose	1086.123	Sonn Group	Approve the broad application of the MHU zone. See page 4 of submission.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1086.124	Sonn Group	Approve the application of THAB within walkable catchments. See page 5 of submission.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1086.125	Sonn Group	Reject introduction of QMs into zones [See page 5 of submission - refer to submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1086.126	Sonn Group	Reject inclusion of Westgate Precinct as a qualifying matter. See page 7 of submission.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS81	Mark Grenville Gascoigne	Oppose	1175.1	SD Patel Family Trust	Increase the existing 13m Height Variation Control at 4A Seymour Street and 6 Seymour Street, Ponsonby to 21m (6 storeys)	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1182.1	Body Corporate 128255	Remove the special character overlay from the site at 11 Cowan Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	1182.2	Body Corporate 128255	Rezone the site at 11 Cowan Street, Ponsonby from Low Density Residential zone to Terrace Housing and Apartment Building zone	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1182.3	Body Corporate 128255	Apply a maximum height limit of 19m via a Height Variation Control to the property at 11 Cowan Street, Ponsonby.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1359.1	Hugh Green Limited	Retain the National Grid Corridor Overlay provisions in D26 without change.	Qualifying Matters A-I	National Grid (D26)
FS81	Mark Grenville Gascoigne	Oppose	1359.2	Hugh Green Limited	Retain the Natural Hazard provisions in E36 without change.	Qualifying Matters Other	Natural Hazards that are less than significant
FS81	Mark Grenville Gascoigne	Oppose	1359.3	Hugh Green Limited	Reject additional rules beyond existing provisions which accommodate qualifying matters that would create new restrictions to development [refer to page 3 of submission for details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1359.4	Hugh Green Limited	Relocate all proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland - wide or precinct provisions. [refer to page 4 for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1359.5	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters] relocating all new rules related to Significant Ecological Areas to section D9.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	1359.6	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters by] inserting a new overlay section for Infrastructure Constraints.	Qualifying Matters - Infrastructure	H22 Strategic Transport Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.7	Hugh Green Limited	Delete the proposed Low Density Residential Zone in full.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1359.8	Hugh Green Limited	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1359.9	Hugh Green Limited	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1359.10	Hugh Green Limited	Rezone all vested reserves proposed to be within a residential zone to the appropriate Open Space zone.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1359.11	Hugh Green Limited	Retain the phrase 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' for floodplain definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1359.12	Hugh Green Limited	Delete H5.6.19, H5.6.20, H5.6.21 from standards to be complied with under H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.13	Hugh Green Limited	Delete H6.6.20, H6.6.21, H6.6.22 from standards to be complied with under H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.14	Hugh Green Limited	Delete H6.6.20(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.15	Hugh Green Limited	Amend H6.6.20(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.16	Hugh Green Limited	Delete H5.6.19(1)(c)	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.17	Hugh Green Limited	Amend H5.6.19(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.18	Hugh Green Limited	Amend H5.6.14(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1359.19	Hugh Green Limited	Amend H5.6.19 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.20	Hugh Green Limited	Amend H6.6.15(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.21	Hugh Green Limited	Amend H6.6.20 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.22	Hugh Green Limited	Amend provisions under E38 to reflect requested changes to MHU and THAB zone provisions [refer to page 6 of submission for details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1359.23	Hugh Green Limited	Amend site size requirements under Tables E38.8.2.3.1 and E38.8.3.1.1 so the requirements for the LDR (if retained) and the THAB zone match the requirements for the MHU zone.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1359.24	Hugh Green Limited	Amend Table E38.4.2 to provide for vacant sites subdivision within the LDR (if retained), MHU zone and THAB zone as a controlled activity, regardless of the size of the parent site, subject to compliance with all of the relevant standards.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1359.25	Hugh Green Limited	Amend H16.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Heavy Industry Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.26	Hugh Green Limited	Amend H17.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Light Industry Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.27	Hugh Green Limited	Amend Auckland-wide Land disturbance – District provisions at E12.5 Notification as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1359.28	Hugh Green Limited	Amend Auckland-wide - Infrastructure Transport provisions at E27.5(1) as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1359.29	Hugh Green Limited	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1359.30	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	1359.31	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1359.32	Hugh Green Limited	Amend to 'apply a 27m height variation control for Mixed Use and THAB sites within 400m of the Onehunga town centre to match the height limit of the town centre.'	Centres - NPS-UD Policy 3d response	Onehunga Town Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	1359.33	Hugh Green Limited	Apply MDRS to Flat Bush Sub-precinct C.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1359.34	Hugh Green Limited	Apply MDRS to all other relevant HASHAA precincts [refer to page 10 of submission for details].	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	1359.35	Hugh Green Limited	Approve zoning of SHZ and MHS land to MHU within Redhills Precinct.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.36	Hugh Green Limited	Rezone land within 200m of the Local Centre Zone in the centre of the Redhills Precinct to THAB [refer to page 12 and Appendix 1 in submission for details].	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1359.37	Hugh Green Limited	Extend WC boundary of Westgate Metropolitan Centre over the THAB zone extent of 1 Dunlop Road and 76-78 Fred Taylor Drive, Massey.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS81	Mark Grenville Gascoigne	Oppose	1359.38	Hugh Green Limited	Apply the THAB zone to a WC generally within 200m of the Local Centre zone in the centre of the Redhills Precinct and identify this land as the WC for the Redhills Local Centre [refer to page 12 and Appendix 1 in submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.39	Hugh Green Limited	Amend I610.4 to clarify which rules in the Redhills Precinct replace those in underlying zones for up to three dwellings [refer to page 12 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.40	Hugh Green Limited	Remove the ridgeline protection overlay along Redhills Road.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.41	Hugh Green Limited	Amend standards I610.6.4(1) and I610.6.4(2) to remove reference to Redhills Precinct: Precinct Plan 1.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.42	Hugh Green Limited	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 to be consistent with memorandum as set out in appendix 2 [refer to Appendix 2 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.43	Hugh Green Limited	Approve the changes to the noise attenuation standards within the Strategic Transport Corridor zone.	Other Zones provisions	H22 Strategic Transport Zone
FS81	Mark Grenville Gascoigne	Oppose	1359.44	Hugh Green Limited	Delete the 'zone and precinct standards to be complied with” column' under Table I449.4.1.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.45	Hugh Green Limited	Delete I449.4.1 (A7) [sic A7A] and I449.4.1 (A9) and associated provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.46	Hugh Green Limited	Delete standard I449.6.2.2.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.47	Hugh Green Limited	Amend Standard H22.6.4 to specify that Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1359.48	Hugh Green Limited	Approve THAB zoning of sites immediately adjoining the Pinehill Local Centre, including 3 Ballymore Drive and 5 Ballymore Drive, Pinehill.	Centres - NPS-UD Policy 3d response	Greville Local Centre - extent of intensificatio n
FS81	Mark Grenville Gascoigne	Oppose	1359.49	Hugh Green Limited	Amend height in relation to boundary standards for business zones to include 'The height in relation to boundary standard does not apply to internal zone boundaries within a site or group of sites.' [or similar].	Business Zones provisions	General
FS81	Mark Grenville Gascoigne	Oppose	1359.50	Hugh Green Limited	Amend I449.1 to 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.' [refer to page 21 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.51	Hugh Green Limited	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.52	Hugh Green Limited	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.53	Hugh Green Limited	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.54	Hugh Green Limited	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.55	Hugh Green Limited	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.56	Hugh Green Limited	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.57	Hugh Green Limited	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.58	Hugh Green Limited	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.59	Hugh Green Limited	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.60	Hugh Green Limited	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.61	Hugh Green Limited	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.62	Hugh Green Limited	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS81	Mark Grenville Gascoigne	Oppose	1359.63	Hugh Green Limited	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.64	Hugh Green Limited	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.65	Hugh Green Limited	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.66	Hugh Green Limited	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.67	Hugh Green Limited	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.68	Hugh Green Limited	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.69	Hugh Green Limited	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.70	Hugh Green Limited	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.71	Hugh Green Limited	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.72	Hugh Green Limited	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.73	Hugh Green Limited	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.74	Hugh Green Limited	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.75	Hugh Green Limited	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.76	Hugh Green Limited	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.77	Hugh Green Limited	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS81	Mark Grenville Gascoigne	Oppose	1359.78	Hugh Green Limited	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.79	Hugh Green Limited	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.80	Hugh Green Limited	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.81	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.82	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.83	Hugh Green Limited	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.84	Hugh Green Limited	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1359.85	Hugh Green Limited	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	1380.1	Synergy Planning	Remove the Special Character Areas Residential overlay qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	1380.2	Synergy Planning	Remove the Combined Wastewater Network Control qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS81	Mark Grenville Gascoigne	Oppose	1380.3	Synergy Planning	Rezone 2 Anglesea Street, Freemans Bay and apply MDRS (submitter considers either Mixed Housing Urban or THAB zoning to be appropriate).	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1430.1	Hanno Willers	Increase walking catchments.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	1430.2	Hanno Willers	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

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FS81	Mark Grenville Gascoigne	Oppose	1430.3	Hanno Willers	Enable or encourage perimeter block development.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1442.1	Jeremy Christian Hansen	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1442.2	Jeremy Christian Hansen	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	1543.1	Winton Land Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1543.2	Winton Land Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1543.3	Winton Land Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	1543.4	Winton Land Limited	Delete the proposed requirement D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1543.5	Winton Land Limited	Retain the proposed mapping extent of the Waitakere Ranges Heritage Area as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1543.6	Winton Land Limited	Delete the proposed information requirements for ecological and landscape assessments under D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1543.7	Winton Land Limited	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS81	Mark Grenville Gascoigne	Oppose	1543.8	Winton Land Limited	Retain new objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.9	Winton Land Limited	Retain the new policy D14.3(5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.10	Winton Land Limited	Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.11	Winton Land Limited	Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.12	Winton Land Limited	Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.13	Winton Land Limited	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.14	Winton Land Limited	Retain new assessment criterion D14.8.2(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.15	Winton Land Limited	Approve Ridgeline Protection Overlay identified as a QM.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1543.16	Winton Land Limited	Retain new policy D15.3(3) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1543.17	Winton Land Limited	Retain amended rule D15.4.1(A1) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1543.18	Winton Land Limited	Retain new standard D15.6.1 as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1543.19	Winton Land Limited	Retain amended matters of discretion D15.8.1(1) and D15.8.1(2), and amended assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.20	Winton Land Limited	Remove the proposed special information required for landscape and visual assessments under D15.9.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1543.21	Winton Land Limited	Remove Local and Public Views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS81	Mark Grenville Gascoigne	Oppose	1543.22	Winton Land Limited	Retain Historic Heritage Overlay as a QM, and existing rules.	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	1543.23	Winton Land Limited	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1543.24	Winton Land Limited	Retain the proposed amendments to D18.1 Background if D18 Special Character is retained as a QM.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.25	Winton Land Limited	Delete the new Special Character Area Overlay - Residential objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.26	Winton Land Limited	Retain the new introductory statement (3) to D18.4 if the LDR Zone is removed from the Plan.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.27	Winton Land Limited	Remove the new introductory statement (3) to D18.4 if the LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.28	Winton Land Limited	Delete the proposed provisions in Activity Table D18.4.1.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.29	Winton Land Limited	Retain the proposed provisions in Activity Table D18.4.1 if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.30	Winton Land Limited	Delete new introductory statements at (3) and (5) Activity Table D18.4 'Special Character Areas Overlay - Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.31	Winton Land Limited	Delete new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay - Residential'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.32	Winton Land Limited	Delete any duplication of underlying zone requirements relating to new standards D18.6.1A.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.33	Winton Land Limited	Retain new standards D18.6.1A if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.34	Winton Land Limited	Delete proposed new standard under D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.35	Winton Land Limited	Delete proposed standard under D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.36	Winton Land Limited	Delete proposed provisions under D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.37	Winton Land Limited	Delete proposed provisions under D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.38	Winton Land Limited	Delete proposed provisions under D18.6.1A.5 ' Care centres accommodating up to 10 people per site excluding staff' to rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.39	Winton Land Limited	Delete new proposed purpose statement under D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.40	Winton Land Limited	Delete proposed provisions under D18.6.1.2 'Height in relation to boundary' in relation to the purpose and standard to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.41	Winton Land Limited	Delete proposed provisions under D18.6.1.3 'Yards' in relation to the purpose and standard.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.42	Winton Land Limited	Delete proposed new purpose under D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.43	Winton Land Limited	Delete proposed provisions under D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.44	Winton Land Limited	Delete proposed provisions under D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.45	Winton Land Limited	Delete proposed provisions under D18.6.7 'Fences' in relation to purpose and standard to rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.46	Winton Land Limited	Delete proposed changes under D18.8.1.1 'Matters of discretion' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.47	Winton Land Limited	Delete proposed changes under D18.8.2.1 'Assessment criteria' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.48	Winton Land Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1543.49	Winton Land Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1543.50	Winton Land Limited	Remove reference to QM under E38.1 Introduction.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.51	Winton Land Limited	Delete proposed Objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.52	Winton Land Limited	Delete proposed amendments to E38.3 Policies.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.53	Winton Land Limited	Delete proposed amendments to E38.4.2 Activity Table.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.54	Winton Land Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.55	Winton Land Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.56	Winton Land Limited	Delete proposed amendments to E38.8.2 Standards - Residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.57	Winton Land Limited	Delete proposed amendments to E38.11.1 Matters of control.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.58	Winton Land Limited	Delete proposed amendments to E38.11.2 Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.59	Winton Land Limited	Delete proposed amendments to E38.12.1 Matters of discretion.	Subdivision	Urban Subdivision

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FS81	Mark Grenville Gascoigne	Oppose	1543.60	Winton Land Limited	Delete proposed amendments to E38.12.2 Assessment criteria.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.61	Winton Land Limited	Retain application of Residential Single House zone to periphery of the region [refer to page 42 of the submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1543.62	Winton Land Limited	Delete LDR zone in its entirety [see page 43 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1543.63	Winton Land Limited	Retain the provisions of the MHS zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1543.64	Winton Land Limited	Retain the provisions of the MHS zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.65	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1543.66	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1543.67	Winton Land Limited	Delete additional objectives inserted at H5.2 Objectives.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.68	Winton Land Limited	Delete additional policies inserted at H5.3 Policies.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.69	Winton Land Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.70	Winton Land Limited	Retain proposed provisions under H5.5(4) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.71	Winton Land Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.72	Winton Land Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.73	Winton Land Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details]. .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1543.74	Winton Land Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.75	Winton Land Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.76	Winton Land Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.77	Winton Land Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.78	Winton Land Limited	Delete QM and SEA requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.79	Winton Land Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.80	Winton Land Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.81	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.82	Winton Land Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.83	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.84	Winton Land Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.85	Winton Land Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.86	Winton Land Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.87	Winton Land Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.88	Winton Land Limited	Delete proposed provisions under H5.7.1 Matters of control and H5.7.2(1) Assessment criteria for controlled activities.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.89	Winton Land Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.90	Winton Land Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.91	Winton Land Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.92	Winton Land Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.93	Winton Land Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.94	Winton Land Limited	Delete matter of discretion at H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.95	Winton Land Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.96	Winton Land Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.97	Winton Land Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.98	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.99	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.100	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.101	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.102	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.103	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.104	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.105	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.106	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.107	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.108	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.109	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.110	Winton Land Limited	Delete proposed changes to Assessment criteria under H5.8.2(18) for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.111	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.112	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.113	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.114	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.115	Winton Land Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.116	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1543.117	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.118	Winton Land Limited	Retain MDRS provisions under H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.119	Winton Land Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.120	Winton Land Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.121	Winton Land Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.122	Winton Land Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.123	Winton Land Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.124	Winton Land Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.125	Winton Land Limited	Delete new standards at H6.6 [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.126	Winton Land Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.127	Winton Land Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.128	Winton Land Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.129	Winton Land Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.130	Winton Land Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.131	Winton Land Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.132	Winton Land Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.133	Winton Land Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.134	Winton Land Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.135	Winton Land Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.136	Winton Land Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree),	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.137	Winton Land Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.138	Winton Land Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.139	Winton Land Limited	Delete proposed provisions under H6.7.1 Matters of control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.140	Winton Land Limited	Delete proposed provisions under H6.7.2 Assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.141	Winton Land Limited	Reject Matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.142	Winton Land Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.143	Winton Land Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.144	Winton Land Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.145	Winton Land Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.146	Winton Land Limited	Delete other proposed provisions under H6.8.1 matters of discretion [refer to page 98 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.147	Winton Land Limited	Delete proposed provisions under H6.8.2 assessment criteria [refer to page 101 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.148	Winton Land Limited	Delete proposed provisions under H6.9 Special information requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.149	Winton Land Limited	Retain amendments to H8.1 zone description that directly support implementation of the NPS-UD.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.150	Winton Land Limited	Delete proposed provisions in H8.1 Zone description in relation to QM.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.151	Winton Land Limited	Delete proposed provisions at H8.2 Objectives relating to QM.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.152	Winton Land Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character at H8.2 Objectives,	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.153	Winton Land Limited	Retain all other proposed changes to H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.154	Winton Land Limited	Delete proposed provisions relation to QM at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.155	Winton Land Limited	Amend references to 'human scale' to better define/describe the outcomes sought at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.156	Winton Land Limited	Amend prescriptive nature of policies relation to built form and massing standards at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.157	Winton Land Limited	Retain all other proposed changes to H8.3 Policies [refer to page 111 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.158	Winton Land Limited	Delete the identification of QM from H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.159	Winton Land Limited	Retain other proposed changes to H8.4.1 Activity Table [refer to page 113 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.160	Winton Land Limited	Retain proposed provisions for H8.6.2 (General building height).	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.161	Winton Land Limited	Retain proposed provisions H8.6.5 (Harbour edge height control plane).	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.162	Winton Land Limited	Retain operative standard H8.6.6 'Exception to the harbour edge height control plane'.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.163	Winton Land Limited	Retain the operative provision H8.6.8(1)(b) 'Measuring building height'.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.164	Winton Land Limited	Retain provisions as proposed for H8.6.9 (Rooftops).	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.165	Winton Land Limited	Approve proposed deletion of standard H.8.6.10 (Basic floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.166	Winton Land Limited	Approve proposed deletion of standard H8.6.11(Bonus floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.167	Winton Land Limited	Approve proposed deletion of standard H8.6.12 (Bonus floor area ratio - light and outlook).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.168	Winton Land Limited	Approve proposed deletion of standard H8.6.13 (Bonus floor area - use or transfer of historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.169	Winton Land Limited	Approve proposed deletion of standard H8.6.14 (Bonus floor area - securing historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.170	Winton Land Limited	Approve proposed deletion of standard H8.6.15 (Bonus floor area - bonus floor space calculation for scheduled heritage buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.171	Winton Land Limited	Approve proposed deletion of standard H8.6.16 (Bonus floor area - bonus floor space calculation for identified special character buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.172	Winton Land Limited	Approve proposed deletion of standard H8.6.17 (Bonus floor area - public open space).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.173	Winton Land Limited	Approve proposed deletion of standard H8.6.18 (Bonus floor area - through-site link).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.174	Winton Land Limited	Approve proposed deletion of standard H8.6.19 (Bonus floor area - through-site links through identified blocks).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.175	Winton Land Limited	Approve proposed deletion of standard H8.6.20 (Bonus floor area - works of art).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.176	Winton Land Limited	Approve proposed deletion of standard H8.6.21 Maximum total floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.177	Winton Land Limited	Approve proposed deletion of standard H.6.8.23 (Streetscape improvement and landscaping).	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.178	Winton Land Limited	Delete proposed provisions for H8.6.24 (Maximum tower dimension, setback from the street and tower separation in special height area).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.179	Winton Land Limited	Delete proposed provisions under H8.6.24A (Maximum east-west tower dimension).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.180	Winton Land Limited	Delete proposed amendments to standard H8.6.25 (Building frontage alignment and height).	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.181	Winton Land Limited	Delete proposed provisions under H8.6.25A (Building setback from boundaries).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.182	Winton Land Limited	Retain proposed provisions under H8.6.34 (Through-site links).	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.183	Winton Land Limited	Delete proposed changes or otherwise amend as requested for H8.8.1 Matters of discretion [refer to page 119 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.184	Winton Land Limited	Delete proposed provisions or otherwise amend as required for H8.8.2 Assessment Criteria [refer to page 120 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.185	Winton Land Limited	Remove any reference to QM in zone description H13.1.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.186	Winton Land Limited	Remove any reference to QM for H13.2 Objectives.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.187	Winton Land Limited	Remove any reference to QM for H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.188	Winton Land Limited	Remove any reference to QM under the purpose of standard H13.6.1 Building height.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.189	Winton Land Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1543.190	Winton Land Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1543.191	Winton Land Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1543.192	Winton Land Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1543.193	Winton Land Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.194	Winton Land Limited	No specific decision stated in relation to inclusion of ONC/HNC overlays as qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1543.195	Winton Land Limited	No specific decision stated in relation to mapping of ONC/HNC areas within RUB are zoned LDR, Large Lot, Open Space - Conservation, Open Space - Informal Recreation and FUZ.	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1543.196	Winton Land Limited	No specific decision stated in relation to rule D11.4.1(A12).	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1543.197	Winton Land Limited	No specific decision stated in relation to clarification for D12.4, new rules D12.4.1(A3A), D12.4.1(A6A), and site specific rules and standards identified as qualifying matters.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1543.198	Winton Land Limited	No specific decision stated in relation to amended chapter name and inclusion as a qualifying matter in accordance with Section 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.199	Winton Land Limited	No specific decision stated in relation to existing rules identified as qualifying matters under D14.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.200	Winton Land Limited	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.201	Winton Land Limited	Retain new standard D14.6.7 Earthworks in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.202	Winton Land Limited	Delete proposed policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.203	Winton Land Limited	Amend standards to be complied with to rely on underlying zone to a greater extent if the LDR Zone is deleted.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1543.204	Winton Land Limited	No specific decision sought in relation to amendments to Table E12.4.2 'Activity table - overlays' regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.205	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.1 Matters of discretion regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.206	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.2 Assessment criteria regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.207	Winton Land Limited	No specific decision sought in relation to amendments made to Chapter E26 Infrastructure in relation to D14 Maunga viewshafts and heights and building sensitive areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1543.208	Winton Land Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.209	Winton Land Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1543.210	Winton Land Limited	No specific decision sought in relation to insertion of new section G2 Walkable Catchments.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	1543.211	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1543.212	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1543.213	Winton Land Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.214	Winton Land Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.215	Winton Land Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.216	Winton Land Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.217	Winton Land Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.218	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1543.219	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1543.220	Winton Land Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.221	Winton Land Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.222	Winton Land Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.223	Winton Land Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.224	Winton Land Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.225	Winton Land Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1543.226	Winton Land Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1543.227	Winton Land Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1543.228	Winton Land Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1582.1	Jervois Properties Limited	Remove the Special Character Area overlay from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	1582.2	Jervois Properties Limited	Delete the Height Variation Control from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1585.1	Gibbonsco Management Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.2	Gibbonsco Management Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1585.3	Gibbonsco Management Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1585.4	Gibbonsco Management Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1585.5	Gibbonsco Management Limited	Request that Walkable Catchments and the associated intensification outcomes are applied more broadly, or broadly enable greater development potential across the THAB and Mixed Use zones (and some centre zones), not just inside walkable catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	1585.6	Gibbonsco Management Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act. Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1585.7	Gibbonsco Management Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1585.8	Gibbonsco Management Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	1585.9	Gibbonsco Management Limited	Remove proposed requirement at D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1585.10	Gibbonsco Management Limited	Retain proposed mapping extent as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1585.11	Gibbonsco Management Limited	Remove proposed blanket information requirements at D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1585.12	Gibbonsco Management Limited	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS81	Mark Grenville Gascoigne	Oppose	1585.13	Gibbonsco Management Limited	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.14	Gibbonsco Management Limited	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1585.15	Gibbonsco Management Limited	Retain new rules D14.4.1(A7A)-(A7D).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1585.16	Gibbonsco Management Limited	Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1585.17	Gibbonsco Management Limited	Retain new standard D14.6.5 (Building coverage).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1585.18	Gibbonsco Management Limited	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1585.19	Gibbonsco Management Limited	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1585.20	Gibbonsco Management Limited	Approve identification of the Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1585.21	Gibbonsco Management Limited	Retain new policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1585.22	Gibbonsco Management Limited	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1585.23	Gibbonsco Management Limited	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1585.24	Gibbonsco Management Limited	Retain amended matters of discretion - D15.8.1(1) and (2) to specify 'height', design 'including materials' and effects on 'existing vegetation' in addition to existing matters.	Qualifying Matters Other	Ridgeline Protection (D15)

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FS81	Mark Grenville Gascoigne	Oppose	1585.25	Gibbonsco Management Limited	Remove proposed requirement for all applications to be accompanied by a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1585.26	Gibbonsco Management Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS81	Mark Grenville Gascoigne	Oppose	1585.27	Gibbonsco Management Limited	Retain Historic Heritage Overlay provisions as notified due to this being identified as an identified qualifying matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	1585.28	Gibbonsco Management Limited	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1585.29	Gibbonsco Management Limited	Retain proposed amendments to D18.1 Background if the Special Character Overlay is retained.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1585.30	Gibbonsco Management Limited	Remove proposed New 'Special Character Areas Overlay – Residential' objectives [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.31	Gibbonsco Management Limited	Remove proposed new 'Special Character Areas Overlay – Residential' policies.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.32	Gibbonsco Management Limited	Retain new introductory statement (3) to D18.4 Activity table if LDR Zone is deleted from the Unitary Plan (preferred), or remove new introductory statement (3) to D18.4 Activity table if LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.33	Gibbonsco Management Limited	Remove proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential' if underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.34	Gibbonsco Management Limited	Remove new introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.35	Gibbonsco Management Limited	Remove new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' but remove any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.36	Gibbonsco Management Limited	Retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS81	Mark Grenville Gascoigne	Oppose	1585.37	Gibbonsco Management Limited	Remove new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.38	Gibbonsco Management Limited	Remove standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.39	Gibbonsco Management Limited	Remove new standard D18.6.1A.3 'Home occupations' and rely on the underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.40	Gibbonsco Management Limited	Remove new standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.41	Gibbonsco Management Limited	Remove new standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.42	Gibbonsco Management Limited	Remove proposed new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.43	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.2 'Height in relation to boundary' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.44	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.45	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.46	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1. 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.47	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.48	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.7. ‘Fences, walls and other structures' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.49	Gibbonsco Management Limited	Remove proposed new matters of discretion at D18.8.1.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to pages 30-32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.50	Gibbonsco Management Limited	Remove proposed new assessment criteria at D18.8.2.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to page 32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.51	Gibbonsco Management Limited	Remove 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1585.52	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1585.53	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1585.54	Gibbonsco Management Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.55	Gibbonsco Management Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.56	Gibbonsco Management Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.57	Gibbonsco Management Limited	Delete proposed amendments to E38.3 Policies. [refer to page 35 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.58	Gibbonsco Management Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.59	Gibbonsco Management Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.60	Gibbonsco Management Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 38 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.61	Gibbonsco Management Limited	Delete proposed amendments to E38.8.2 [refer to pages 38-39 of the submission for further details].	Subdivision	Urban Subdivision

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FS81	Mark Grenville Gascoigne	Oppose	1585.62	Gibbonsco Management Limited	Delete proposed amendments to E38.11.1 [refer to page 39 submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.63	Gibbonsco Management Limited	Delete proposed amendments to E38.11.2 [refer to pages 39-40 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.64	Gibbonsco Management Limited	Delete proposed amendments to E38.12.1 [refer to page 40 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.65	Gibbonsco Management Limited	Delete proposed amendments to E38.12.2 [refer to pages 40-41 of the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1585.66	Gibbonsco Management Limited	Retain application of zone to periphery of the region. [refer to pages 42 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1585.67	Gibbonsco Management Limited	Delete LDR zone in its entirety [refer to pages 43-44 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1585.68	Gibbonsco Management Limited	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1585.69	Gibbonsco Management Limited	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.70	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1585.71	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	1585.72	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1585.73	Gibbonsco Management Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1585.74	Gibbonsco Management Limited	Delete additional objectives inserted at H5.2 [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1585.75	Gibbonsco Management Limited	Delete additional policies inserted at H5.3 [refer to page 46-48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.76	Gibbonsco Management Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to pages 48-49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.77	Gibbonsco Management Limited	Retain proposed provisions under H5.5(4) [refer to pages 49-51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.78	Gibbonsco Management Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.79	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.80	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.81	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.82	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.83	Gibbonsco Management Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.84	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.85	Gibbonsco Management Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.86	Gibbonsco Management Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 54 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.87	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.88	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.89	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1585.90	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.91	Gibbonsco Management Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.92	Gibbonsco Management Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.93	Gibbonsco Management Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.94	Gibbonsco Management Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.95	Gibbonsco Management Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.96	Gibbonsco Management Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.97	Gibbonsco Management Limited	Retain the proposed the deletion of ‘intensity’ from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.98	Gibbonsco Management Limited	Delete ‘intensity’ from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.99	Gibbonsco Management Limited	Retain the proposed the deletion of ‘intensity’ from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.100	Gibbonsco Management Limited	Delete ‘intensity and’ from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.101	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.102	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.103	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.104	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1585.105	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.106	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.107	Gibbonsco Management Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.108	Gibbonsco Management Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.109	Gibbonsco Management Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.110	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.111	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.112	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.113	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.114	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.115	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.116	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.117	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.118	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.119	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1585.120	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.121	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.122	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.123	Gibbonsco Management Limited	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 80 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.124	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.125	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.126	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.127	Gibbonsco Management Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.128	Gibbonsco Management Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1585.129	Gibbonsco Management Limited	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1585.130	Gibbonsco Management Limited	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.131	Gibbonsco Management Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.132	Gibbonsco Management Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.133	Gibbonsco Management Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.134	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.135	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.136	Gibbonsco Management Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.137	Gibbonsco Management Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.138	Gibbonsco Management Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.139	Gibbonsco Management Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.140	Gibbonsco Management Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.141	Gibbonsco Management Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.142	Gibbonsco Management Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.143	Gibbonsco Management Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.144	Gibbonsco Management Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.145	Gibbonsco Management Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.146	Gibbonsco Management Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.147	Gibbonsco Management Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.148	Gibbonsco Management Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.149	Gibbonsco Management Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.150	Gibbonsco Management Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.151	Gibbonsco Management Limited	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.152	Gibbonsco Management Limited	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.153	Gibbonsco Management Limited	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.154	Gibbonsco Management Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.155	Gibbonsco Management Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.156	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.157	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.158	Gibbonsco Management Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.159	Gibbonsco Management Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.160	Gibbonsco Management Limited	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.161	Gibbonsco Management Limited	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.162	Gibbonsco Management Limited	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.163	Gibbonsco Management Limited	Retain provisions in H8.1 Zone description which directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - methodology and principles
FS81	Mark Grenville Gascoigne	Oppose	1585.164	Gibbonsco Management Limited	Delete references to QM in the Business - City Centre Zone [refer to submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.165	Gibbonsco Management Limited	Delete reference to QM in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.166	Gibbonsco Management Limited	Delete proposed provisions relating to qualifying matters under H8.2 objectives. [refer to submission for further details].	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS81	Mark Grenville Gascoigne	Oppose	1585.167	Gibbonsco Management Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS81	Mark Grenville Gascoigne	Oppose	1585.168	Gibbonsco Management Limited	Retain all other changes [excluding those listed on Page 110] in H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.169	Gibbonsco Management Limited	Delete reference to QM in H8.3 policies [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS81	Mark Grenville Gascoigne	Oppose	1585.170	Gibbonsco Management Limited	Amend references to 'human scale' to better define / describe the outcomes sought in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.171	Gibbonsco Management Limited	Amend prescriptive nature of policies relating to built form and massing standards in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.172	Gibbonsco Management Limited	Retain all other proposed changes [excluding those listed on Page 111] in H8.3 Policy.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.173	Gibbonsco Management Limited	Delete identification of qualifying matters in H8.4.1 Activity Table [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS81	Mark Grenville Gascoigne	Oppose	1585.174	Gibbonsco Management Limited	Retain other proposed changes to the activity table excluding those related to qualifying matters in H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.175	Gibbonsco Management Limited	Retain proposed amendments to Standard H8.6.2. General building height.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.176	Gibbonsco Management Limited	Retain proposed amendments to purpose of Standard H8.6.5. Harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.177	Gibbonsco Management Limited	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.178	Gibbonsco Management Limited	Retain operative standard H8.6.8 Measuring building height.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.179	Gibbonsco Management Limited	Retain amendments to Standard H8.6.9. Rooftops.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.180	Gibbonsco Management Limited	Delete Standard H8.6.10. Basic floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.181	Gibbonsco Management Limited	Delete Standard H8.6.11. Bonus floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.182	Gibbonsco Management Limited	Delete Standard H8.6.12. Bonus floor area ratio – light and outlook as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.183	Gibbonsco Management Limited	Delete Standard H8.6.13. Bonus floor area – use or transfer of historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.184	Gibbonsco Management Limited	Delete Standard H8.6.14. Bonus floor area – securing historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.185	Gibbonsco Management Limited	Delete Standard H8.6.15. Bonus floor area – bonus floor space calculation for scheduled heritage buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.186	Gibbonsco Management Limited	Delete Standard H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.187	Gibbonsco Management Limited	Delete Standard H8.6.17. Bonus floor area - public open space as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.188	Gibbonsco Management Limited	Delete Standard H8.6.18. Bonus floor area - through-site link as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.189	Gibbonsco Management Limited	Delete Standard H8.6.19. Bonus floor area - through-site links through identified blocks as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.190	Gibbonsco Management Limited	Delete Standard H8.6.20. Bonus floor area - works of art as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.191	Gibbonsco Management Limited	Delete Standard H8.6.21. Maximum total floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.192	Gibbonsco Management Limited	Delete Standard H8.6.23(5) as notified.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.193	Gibbonsco Management Limited	Delete proposed amendments to Standard H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) [refer to pages 115-116 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.194	Gibbonsco Management Limited	Delete proposed Standard H8.6.24A Maximum east-west tower dimension [refer to pages 116-117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.195	Gibbonsco Management Limited	Delete amendments to Standard H8.6.25. Building frontage alignment and height as notified [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.196	Gibbonsco Management Limited	Delete proposed new addition of Standard H8.6.25A Building setback from boundaries [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.197	Gibbonsco Management Limited	Retain proposed Standard H8.6.34. Through-site links as notified [refer to page 118 of submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.198	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.199	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.200	Gibbonsco Management Limited	Retain matters at H8.8.(16) as notified [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.201	Gibbonsco Management Limited	Delete proposed amendments to H8.8.2 Assessment criteria, or otherwise amend as requested by submitter [refer to pages 120-124 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	1585.202	Gibbonsco Management Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.203	Gibbonsco Management Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1585.204	Gibbonsco Management Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.205	Gibbonsco Management Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.206	Gibbonsco Management Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.207	Gibbonsco Management Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.208	Gibbonsco Management Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.209	Gibbonsco Management Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1585.210	Gibbonsco Management Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1585.211	Gibbonsco Management Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1585.212	Gibbonsco Management Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1586.1	Shundi Tamaki Village Limited	Retain the Business Mixed Use zone for [inferred] 259, 261 and 263 Morrin Road, St Johns.	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1586.2	Shundi Tamaki Village Limited	Approve the amendment to I332 Tāmaki Precinct as notified.	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS81	Mark Grenville Gascoigne	Oppose	1586.3	Shundi Tamaki Village Limited	Include the properties at 259 Morrin Road, 261 Morrin Road and 263 Morrin Road, St Johns in the walkable catchment of Glen Innes train station.	Walkable Catchments	WC RTN Glen Innes
FS81	Mark Grenville Gascoigne	Oppose	1586.4	Shundi Tamaki Village Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1586.5	Shundi Tamaki Village Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1586.6	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1586.7	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	1586.8	Shundi Tamaki Village Limited	Reject the narrow application of walkable catchments through limiting their use to metropolitan centres and rapid transit stops.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	1586.9	Shundi Tamaki Village Limited	Request that precincts across the region, and specifically in the city centre, be reviewed to ensure constraints on development imposed within precincts remain relevant given NPS-UD and MDRS requirements.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS81	Mark Grenville Gascoigne	Oppose	1586.10	Shundi Tamaki Village Limited	Apply a Height Variation Control at 261 Morrin Road St Johns to enable height to 35m [refer to submission for details].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS81	Mark Grenville Gascoigne	Oppose	1586.11	Shundi Tamaki Village Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1586.12	Shundi Tamaki Village Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1586.13	Shundi Tamaki Village Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS81	Mark Grenville Gascoigne	Oppose	1586.14	Shundi Tamaki Village Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	1586.15	Shundi Tamaki Village Limited	Retain objective D14.2 (3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1586.16	Shundi Tamaki Village Limited	Retain policy D14.3 (5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1586.17	Shundi Tamaki Village Limited	Retain D14.4.1 (A7A) - (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1586.18	Shundi Tamaki Village Limited	Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1586.19	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1586.20	Shundi Tamaki Village Limited	Retain D14.8.1 (2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1586.21	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1586.22	Shundi Tamaki Village Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS81	Mark Grenville Gascoigne	Oppose	1586.23	Shundi Tamaki Village Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1586.24	Shundi Tamaki Village Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1586.25	Shundi Tamaki Village Limited	Remove reference to QM under E38.1 Introduction [refer to submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.26	Shundi Tamaki Village Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.27	Shundi Tamaki Village Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.28	Shundi Tamaki Village Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1586.29	Shundi Tamaki Village Limited	Delete proposed amendments to E38.3 Policies. [refer to the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.30	Shundi Tamaki Village Limited	Delete proposed provisions E38.8.2 (7), (8), and (9). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.31	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.1 (1) and (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.32	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.2 (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.33	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.1 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.34	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.2 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	1586.35	Shundi Tamaki Village Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.36	Shundi Tamaki Village Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.37	Shundi Tamaki Village Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.38	Shundi Tamaki Village Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.39	Shundi Tamaki Village Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.40	Shundi Tamaki Village Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.41	Shundi Tamaki Village Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.42	Shundi Tamaki Village Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	1586.43	Shundi Tamaki Village Limited	Delete rule I332.4.1 (A1).	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS81	Mark Grenville Gascoigne	Oppose	1717.1	Sarah C	Amend the plan by increasing the walkable catchments including around the city centre.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	1717.2	Sarah C	Amend the plan by increasing housing supply around the city centre.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1717.3	Sarah C	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1717.4	Sarah C	Amend the plan by removing height restrictions.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	1729.1	Scott M Winton	Amend the plan to enable perimeter block housing forms to occur by removing front and side yards and leaving open space at the rear of sites.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1729.2	Scott M Winton	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1729.3	Scott M Winton	Reduce the number of Special Character Areas Residential to 5% of what currently exists.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1747.1	Harry Platt	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1765.1	Samson Corporation Limited and Sterling Nominees Limited	Approve the intent and outcomes of the plan change, particularly those provisions that seek to provide for intensification of development within a walkable catchment of centres and public transportation networks. Especially the concept of a '20-minute city', the idea that daily necessities can be accessed by walking or cycling within 20 minutes from one's home.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1765.2	Samson Corporation Limited and Sterling Nominees Limited	Amend the walkable catchments (and the application of the intensification that relates to these catchments) for rapid transit stops to at least 1,200m, as this would go significantly further towards achieving a goal of a 20-Minute City than the currently identified 800m.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	1765.3	Samson Corporation Limited and Sterling Nominees Limited	Apply walkable catchments of 1,200m, and the associated intensification provisions that go with these catchments, to the land surrounding Morningside, Kingsland, Mount Eden and Onehunga Stations. Do not defer applying the intensification provisions to land within the Auckland Light Rail Corridor as notified for those parts of the city that are within 1,200m of existing train stations.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC

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FS81	Mark Grenville Gascoigne	Oppose	1765.4	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Residential Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Residential Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.5	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Business Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Business Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.6	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of Treacy's Building at 505-519 Great North Road, Grey Lynn, as 'Character defining' and keep it identified as 'Character supporting'. (Special Character Schedules, Statements and Maps:15.1.6.6.1 Extent of Area – Business: Grey Lynn)	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.7	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 113-119 Parnell Road, Parnell, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.12.1 Extent of Area – Business: Parnell).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.8	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 273 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.9	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 267-271A Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.10	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 210-212 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1765.11	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 107 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.12	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 167 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.13	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 207-209 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.14	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 401B Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.15	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 433 Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.16	Samson Corporation Limited and Sterling Nominees Limited	Amend the mapping of 1C Francis Street, West Lynn to exclude the southern corner to 'Non Contributing' as set out in Figure 1 in the submission. (Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1765.17	Samson Corporation Limited and Sterling Nominees Limited	Remove the Special Character Area Overlay – Business from the northern half of the block bounded by Ponsonby Road, Crummer Road, Maidstone Street and Great North Road, Ponsonby, and the consequential removal of the Height Variation Control from this location also. Alternatively, remove just the mapped extent of the Height Variation Control of 13m, so that Rule H10.6.1(1A) applies, noting that the height limit on the northern half of the block will be subject to Rule H10.6.3(1), which requires a 6m setback at 18m and above (due to the residential zoning across Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS81	Mark Grenville Gascoigne	Oppose	1962.1	Aedifice Property Group	Approve the QM relating to the Auckland War Memorial Museum Viewshaft.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)

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FS81	Mark Grenville Gascoigne	Oppose	1962.2	Aedifice Property Group	Approve the QM relating to the HNC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1962.3	Aedifice Property Group	Approve the QM relating to the Historic Heritage Overlay Place/Extent of Place.	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	1962.4	Aedifice Property Group	Approve the QM relating to the ONC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS81	Mark Grenville Gascoigne	Oppose	1962.5	Aedifice Property Group	Approve the QM relating to the ONF overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS81	Mark Grenville Gascoigne	Oppose	1962.6	Aedifice Property Group	Approve the QM relating to the ONL overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS81	Mark Grenville Gascoigne	Oppose	1962.7	Aedifice Property Group	Approve the QM relating to the Ridgeline Protection overlay.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1962.8	Aedifice Property Group	Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	1962.9	Aedifice Property Group	Approve the QM relating to the SEA overlay.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	1962.10	Aedifice Property Group	Approve the QM relating to the Sites and Places of Significance to Mana Whenua overlay.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS81	Mark Grenville Gascoigne	Oppose	1962.11	Aedifice Property Group	Approve the Waitakere Ranges Heritage Area overlay QM.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS81	Mark Grenville Gascoigne	Oppose	1962.12	Aedifice Property Group	Delete the QM relating to the Aircraft Noise overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	1962.13	Aedifice Property Group	Delete the QM relating to Coastal Erosion.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1962.14	Aedifice Property Group	Delete the QM relating to Coastal Inundation.	Qualifying Matters A-I	Significant Natural Hazards

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FS81	Mark Grenville Gascoigne	Oppose	1962.15	Aedifice Property Group	Delete the QM relating to designations.	Qualifying Matters A-I	Designations
FS81	Mark Grenville Gascoigne	Oppose	1962.16	Aedifice Property Group	Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	1962.17	Aedifice Property Group	Delete the QM relating to the Infrastructure - Water and/or Wastewater constraints control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS81	Mark Grenville Gascoigne	Oppose	1962.18	Aedifice Property Group	Delete the QM relating to the Infrastructure - Combined Wastewater Network control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS81	Mark Grenville Gascoigne	Oppose	1962.19	Aedifice Property Group	Delete the QM relating to the Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS81	Mark Grenville Gascoigne	Oppose	1962.20	Aedifice Property Group	Delete the QM relating to the National Grid Corridor overlay.	Qualifying Matters A-I	National Grid (D26)
FS81	Mark Grenville Gascoigne	Oppose	1962.21	Aedifice Property Group	Delete the QM relating to Precincts.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS81	Mark Grenville Gascoigne	Oppose	1962.22	Aedifice Property Group	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	1962.23	Aedifice Property Group	Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)
FS81	Mark Grenville Gascoigne	Oppose	1962.24	Aedifice Property Group	Amend all QMs [so they are] applied to the spatially mapped extent only.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1962.25	Aedifice Property Group	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1962.26	Aedifice Property Group	Delete inclusion of specific consent activities for dwellings in the overlay areas (e.g. HNC or SEA) as they duplicate rules in other chapters [if the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS81	Mark Grenville Gascoigne	Oppose	1962.27	Aedifice Property Group	[Amend H3A Activity Table] to permit up to three dwellings per site where this can be achieved outside of the extent of a QM or in a manner that would not adversely effect a QM [If the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.28	Aedifice Property Group	Add Integrated Residential Developments to the activity table [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.29	Aedifice Property Group	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1962.30	Aedifice Property Group	Amend the LDR to match at a minimum the MHS zone provisions and ensure the proposed approach is consistent throughout the chapter [if LDR zone is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.31	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees by removing the requirement that deep soil areas be contiguous and allow these areas to be provided within private outdoor living areas [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.32	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees to halve the size requirements for canopy trees [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.33	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to require a buffer between habitable rooms rather than a dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.34	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer width from 1m to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.35	Aedifice Property Group	Delete H5.6.9 maximum impervious area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.36	Aedifice Property Group	Amend the H5.6.9 maximum impervious area by increasing the standard from 60% to 80%. [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.37	Aedifice Property Group	Apply the MDRS standards to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.38	Aedifice Property Group	Apply the MDRS standards to four or more dwellings in THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.39	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1962.40	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.41	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in MHU zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.42	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in THAB zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.43	Aedifice Property Group	Approve [H6.6.6(1B) and H6.6.6(1C)] the Height in relation to boundary standard within WCs as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.44	Aedifice Property Group	Amend [H6.6.6(1A)] Height in relation to boundary outside of WCs to 14m +60o within 21.5m of the site frontage to better enable buildings up to five storeys.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.45	Aedifice Property Group	Provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1962.46	Aedifice Property Group	[Amend the WC for all highly accessible Town Centres] to provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS81	Mark Grenville Gascoigne	Oppose	1962.47	Aedifice Property Group	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1962.48	Aedifice Property Group	Provide THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	1962.49	Aedifice Property Group	Provide THAB zoning within a 1600m walking catchment of the City Centre.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	1962.50	Aedifice Property Group	[Inferred: Rezone all properties to] provide THAB zoning within a 1600m walking catchment of the City Centre.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Oppose	1962.51	Aedifice Property Group	Amend the maximum height limit to 32.5m within rapid transit WCs that are a ten minute journey to the City Centre (Britomart, Aotea and Karanga-Hape Stations).	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.52	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10minute journey to the city centre (Britomart, Aotea and Karanga-Hape Stations) [to allow for more than 6 storeys].	Height	RTN WC Intensificatio n response
FS81	Mark Grenville Gascoigne	Oppose	1962.53	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10 minute journey to the city centre (Britomart. Aotea, and Karanga-Hape Stations).	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	1962.54	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres.	Height	RTN WC Intensificatio n response
FS81	Mark Grenville Gascoigne	Oppose	1962.55	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres [to allow for more than 6 storeys].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	1962.56	Aedifice Property Group	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	1962.57	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Akoranga].	Walkable Catchments	WC RTN Akoranga
FS81	Mark Grenville Gascoigne	Oppose	1962.58	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.59	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	1962.60	Aedifice Property Group	Amend special information requirement (D15.9) to apply to applications for discretionary or non-complying activities only.	Qualifying Matters Other	Ridgeline Protection (D15)
FS81	Mark Grenville Gascoigne	Oppose	1962.61	Aedifice Property Group	Delete all new activities and standards [such as Minor Dwelling and Home Occupation] in Chapter D18 [Special Character Area] carried over from the Single House zone.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1962.62	Aedifice Property Group	Retain the operative standard D18.6.1.3 Yards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1962.63	Aedifice Property Group	Add more historic heritage areas as a QM to allow best examples of Auckland's heritage to be retained	Qualifying Matters A-I	Historic Heritage (D17)
FS81	Mark Grenville Gascoigne	Oppose	1962.64	Aedifice Property Group	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.65	Aedifice Property Group	Amend underlying zone subject to SCAR overlays to allow for intensification [if the SCAR overlay areas are retained].	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1962.66	Aedifice Property Group	Amend underlying zone subject to SCAB overlays to allow for intensification [if the SCAB overlay areas are retained].	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS81	Mark Grenville Gascoigne	Oppose	1962.67	Aedifice Property Group	Amend H6.6.21 [infer H6.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.68	Aedifice Property Group	Amend H6.8.2 [infer H5.8.2] to reflect consequential amendments requested as part of the submission [refer to page 26 of submission for details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.69	Aedifice Property Group	Delete H3A.2(5), H3A.2(6), H3A.2(7), H3A.2(8), H3A.2(9), H3A.2(10), H3A.2(11) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.70	Aedifice Property Group	Delete H3A.3(8), H3A.3(9), H3A.3(10), H3A.3(11), H3A.3(12), H3A.3(13), H3A.3(14), H3A.3(15), H3A.3(16), H3A.3(17) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.71	Aedifice Property Group	Amend H6.6.11(6) [infer H5.6.12] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.72	Aedifice Property Group	Delete activity H3A.4.1(A4) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.73	Aedifice Property Group	Delete activity H3A.4.1(A5) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.74	Aedifice Property Group	Delete activity H3A.4.1(A6) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS81	Mark Grenville Gascoigne	Oppose	1962.75	Aedifice Property Group	Delete activity H3A.4.1(A7) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.76	Aedifice Property Group	Delete activity H3A.4.1(A8) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.77	Aedifice Property Group	Delete activity H3A.4.1(A9) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.78	Aedifice Property Group	Delete activity H3A.4.1 (A10) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.79	Aedifice Property Group	Delete H3A.5(4) Notification [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.80	Aedifice Property Group	Delete standard H3A.6.1 [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.81	Aedifice Property Group	Delete standard H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified in the planning maps [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.82	Aedifice Property Group	Delete standard H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.83	Aedifice Property Group	Delete standard H3A.6.6 Additions to buildings structures existing at 30 September 2013 in the ONC, HNC, ONL overlays [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.84	Aedifice Property Group	Delete standard H3A.6.7(2) Building height [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.85	Aedifice Property Group	Delete standard H3A.6.10(2) Maximum impervious area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.86	Aedifice Property Group	Delete standard H3A.6.11(2), H3A.6.11(3), H3A.6.11(4) Building coverage [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.87	Aedifice Property Group	Delete standard H3A.6.12(3) Landscaped area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.88	Aedifice Property Group	Approve Objective H5.2(1A).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.89	Aedifice Property Group	Approve Objective H5.2(1B).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.90	Aedifice Property Group	Amend Objective H5.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents and (b) to adjoining sites; and (c) to the street.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.91	Aedifice Property Group	Approve Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.92	Aedifice Property Group	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.93	Aedifice Property Group	Approve Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.94	Aedifice Property Group	Delete Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.95	Aedifice Property Group	Amend Policy H5.3(6A) as follows: '(a) maintaining Achieving a suitable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;…(e)minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.96	Aedifice Property Group	Amend Policy H5.3(14) as follows: 'Require development of four or more dwelling per site to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.97	Aedifice Property Group	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.98	Aedifice Property Group	Delete Policy H5.3(16).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.99	Aedifice Property Group	Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.100	Aedifice Property Group	Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.101	Aedifice Property Group	Amend activity H.5.4.1 (A3) to MDRS matters only.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.102	Aedifice Property Group	Delete activity H5.4.1(A14A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.103	Aedifice Property Group	Delete activity H5.4.1(A14B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.104	Aedifice Property Group	Delete activity H5.4.1 (A14C)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.105	Aedifice Property Group	Retain H.5.4.1(A30) and (A30A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.106	Aedifice Property Group	Retain H.5.4.1(A31) and (A31A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.107	Aedifice Property Group	Delete activity H5.4.1(A33).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.108	Aedifice Property Group	Delete activity H5.4.1(A33A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.109	Aedifice Property Group	Delete activity H.5.4.1 (A32B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.110	Aedifice Property Group	Amend H5.5(5) as follows: '...(i) Standard H5.6.4 Building height; (ii) Standard H5.6.5 Height in relation to boundary; (iii) Standard H5.6.8(1) Yards; (iv) Standard H5.6.9 Maximum impervious area; (v) Standard H5.6.10 Building coverage; (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area; (vii) Standard H5.6.12 (1) – (9) Outlook space; (viii) Standard H5.6.13 Daylight; (ix) Standard H5.6.14(1) – (4) Outdoor living space; (x) Standard H5.6.15 Front, side and rear fences and walls; (xi) Standard H5.6.16 Minimum dwelling size; (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; (xiii) Standard H5.6.19 Deep soil area and canopy tree; (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways (xv) Standard H5.6.21 Residential waste management.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.111	Aedifice Property Group	Delete standard H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.112	Aedifice Property Group	Delete standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.113	Aedifice Property Group	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.114	Aedifice Property Group	Retain H5.6.5(2)(b) Height in relation to boundary.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.115	Aedifice Property Group	Delete standard H5.6.20 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.116	Aedifice Property Group	Delete H5.6.10(2) Building Coverage.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.117	Aedifice Property Group	Amend standard H6.6.12 [infer means H5.6.11] Landscaped Area to amalgamate H5.6.11(3) and H5.6.11(4) with H5.6.11(5), H5.6.1(6) and H5.6.11(7) and deleting the headings relating to the number of dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.118	Aedifice Property Group	Delete H5.6.12(1), H5.6.12(2), H5.6.12(3), H5.6.12(4), H5.6.12(5), H5.6.12(6), H5.6.12(7), H5.6.12(8), H5.6.12(9) so that all outlook space is applied under H5.6.12(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.119	Aedifice Property Group	Delete standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.120	Aedifice Property Group	Delete H5.6.14(1), H5.6.14(2), H5.6.14(3), H5.6.14(4) so that all outdoor living space is applied under H5.6.14(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.121	Aedifice Property Group	Amend standard H6.6.19(2) [infer means H5.6.18] as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	1962.122	Aedifice Property Group	Delete standard H6.6.21 [infers means H5.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.123	Aedifice Property Group	Approve standard H6.6.22 (1)(b) [infer means H5.6.21(1)(b)] Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.124	Aedifice Property Group	Approve Objective H6.2(1A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.125	Aedifice Property Group	Amend Objective H6.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents; (b) to adjoining sites; and (c) to the street.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.126	Aedifice Property Group	Approve Objective H6.2 (5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.127	Aedifice Property Group	Amend Objective H6.2 (6) as follows: 'Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not nor increase the impact from their potential natural hazard risks.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.128	Aedifice Property Group	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.129	Aedifice Property Group	Amend Objective H6.2 (8) as follows: 'Enable safer pedestrian movements within the immediate locality of from higher density developments to ensure ease of pedestrian movement within the immediate locality, including to the rapid transport stops.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.130	Aedifice Property Group	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.131	Aedifice Property Group	Amend Policy H6.3(A4) as follows: delete from part (e) '… and private accessways.', delete from part (f) '…the maximum..', and amend part (g) as follows: 'requiring encouraging development to reduce the urban heat island effect on development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and...'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.132	Aedifice Property Group	Amend Policy H6.3(14) as follows: 'Require development to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.133	Aedifice Property Group	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.134	Aedifice Property Group	Delete activity H.6.4.1(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.135	Aedifice Property Group	Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.136	Aedifice Property Group	Approve activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.137	Aedifice Property Group	Delete activity H.6.4.1(A3B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.138	Aedifice Property Group	Delete activity H6.4.1(A3C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.139	Aedifice Property Group	Amend activity H6.4.1 (A14) status to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.140	Aedifice Property Group	Amend activity H.6.4.1(A14) from 'dairies' to 'retail'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.141	Aedifice Property Group	Delete H6.5(6) Notification.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.142	Aedifice Property Group	Amend activity H6.4.1 (A15) status [infer small food and beverage] to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.143	Aedifice Property Group	Amend H6.6.12(e)[2] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.144	Aedifice Property Group	Retain H.6.4.1(A31) and (A31A) as one permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.145	Aedifice Property Group	Retain H.6.4.1(A32) and (A32A) as one activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.146	Aedifice Property Group	Delete activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.147	Aedifice Property Group	Delete activity H6.4.1(A33A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.148	Aedifice Property Group	Delete activity H6.4.1 (A33B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.149	Aedifice Property Group	Amend H6.5 (5) Notification as follows: '(a) Standards that apply across the zone: (i) Standard H6.6.9 Yards (ii) Standard H6.6.10 Maximum impervious area; (iii) Standard H6.6.11 Building coverage (iv) Standard H6.6.12(1) - (3) Landscaped area; (v) Standard H6.6.13(1) – (9) Outlook space; (vi) Standard H6.6.14 Daylight; (vii) Standard H6.6.15(1) – (4) Outdoor living space; (viii) Standard H6.6.16 Front, side and rear fences and walls; (ix) Standard H6.6.17 Minimum dwelling size; (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; (xi) Standard H6.6.20 Deep soil area and canopy tree; (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; (xiii) Standard H6.6.22. Residential waste management.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.150	Aedifice Property Group	Delete standard H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.151	Aedifice Property Group	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.152	Aedifice Property Group	Delete standard H6.6.5(1)(a) Building height.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.153	Aedifice Property Group	Retain H6.6.5(2)(b) Height in relation to boundary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.154	Aedifice Property Group	Delete standard H6.6.10 Maximum impervious area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.155	Aedifice Property Group	Delete H6.6.11(2) Building Coverage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.156	Aedifice Property Group	Amend standard H6.6.12 Landscaped Area by amalgamating parts H6.6.12(A1) with H6.6.12(1) and deleting headings relating to the number of dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.157	Aedifice Property Group	Delete H6.6.13(1), H6.6.13(2), H6.6.13(3), H6.6.13(4), H6.6.13(5), H6.6.13(6), H6.6.13(7), H6.6.13(8), H6.6.13(9) so all outlook space is applied under H6.6.13(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.158	Aedifice Property Group	Delete standard H6.6.14 Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.159	Aedifice Property Group	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3), H6.6.15(4) so all outlook [outdoor] living space is applied under H6.6.15(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.160	Aedifice Property Group	Amend standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house. And visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.161	Aedifice Property Group	Delete standard H6.6.20 Deep Soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.162	Aedifice Property Group	Delete standard H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.163	Aedifice Property Group	Approve standard H6.6.22 (1)(b) Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.164	Aedifice Property Group	Amend the definition of canopy tree as follows: 'A tree that that has a minimum mature height of 8 metres 4 metres and canopy diameter of 6 metres 3 metres [to be achieved at maturity].'	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1962.165	Aedifice Property Group	Amend the definition of 'deep soil area' as follows: ' A vegetated or mulched area…. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring. Deep soil ….. Artificial grass and pavers are excluded from the deep soil area.'	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1962.166	Aedifice Property Group	Amend the definition of 'dwelling' as follows: 'Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen...Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.' or amend definition to only read as follows: 'Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.'	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.167	Aedifice Property Group	Retain operative definition of 'Landscaped area'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1962.168	Aedifice Property Group	Approve the definition of 'relevant residential zone'.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1962.169	Aedifice Property Group	Amend the definition of 'servicing area' as follows: 'The area used to accommodate facilities necessary for the day to day needs of occupants, including:… heat pumps or air conditioning external units… Servicing facilities exclude:… external gas heaters boxes, heat pump or air conditioning external units; fibre internet boxes...'	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1962.170	Aedifice Property Group	No decision requested re the definition of 'urban heat island' .	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	1962.171	Aedifice Property Group	Delete LDR and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	1962.172	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Albany].	Walkable Catchments	WC RTN Albany
FS81	Mark Grenville Gascoigne	Oppose	1962.173	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Avondale].	Walkable Catchments	WC RTN Avondale
FS81	Mark Grenville Gascoigne	Oppose	1962.174	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Baldwin Ave].	Walkable Catchments	WC RTN Baldwin Ave
FS81	Mark Grenville Gascoigne	Oppose	1962.175	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Constellation].	Walkable Catchments	WC RTN Constellation
FS81	Mark Grenville Gascoigne	Oppose	1962.176	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Drury Central].	Walkable Catchments	WC RTN Drury Central
FS81	Mark Grenville Gascoigne	Oppose	1962.177	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ellerslie].	Walkable Catchments	WC RTN Ellerslie
FS81	Mark Grenville Gascoigne	Oppose	1962.178	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Fruitvale Road].	Walkable Catchments	WC RTN Fruitvale Rd
FS81	Mark Grenville Gascoigne	Oppose	1962.179	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Eden].	Walkable Catchments	WC RTN Glen Eden
FS81	Mark Grenville Gascoigne	Oppose	1962.180	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Innes].	Walkable Catchments	WC RTN Glen Innes
FS81	Mark Grenville Gascoigne	Oppose	1962.181	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Grafton].	Walkable Catchments	WC RTN Grafton
FS81	Mark Grenville Gascoigne	Oppose	1962.182	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Greenlane].	Walkable Catchments	WC RTN Greenlane
FS81	Mark Grenville Gascoigne	Oppose	1962.183	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Henderson].	Walkable Catchments	WC RTN Henderson
FS81	Mark Grenville Gascoigne	Oppose	1962.184	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Homai].	Walkable Catchments	WC RTN Homai
FS81	Mark Grenville Gascoigne	Oppose	1962.185	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Kingsland].	Walkable Catchments	WC RTN Kingsland
FS81	Mark Grenville Gascoigne	Oppose	1962.186	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manukau].	Walkable Catchments	WC RTN Manukau
FS81	Mark Grenville Gascoigne	Oppose	1962.187	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manurewa].	Walkable Catchments	WC RTN Manurewa

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	1962.188	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Meadowbank].	Walkable Catchments	WC RTN Meadowbank
FS81	Mark Grenville Gascoigne	Oppose	1962.189	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Middlemore].	Walkable Catchments	WC RTN Middlemore
FS81	Mark Grenville Gascoigne	Oppose	1962.190	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Morningside].	Walkable Catchments	WC RTN Morningside
FS81	Mark Grenville Gascoigne	Oppose	1962.191	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Albert].	Walkable Catchments	WC RTN Mt Albert
FS81	Mark Grenville Gascoigne	Oppose	1962.192	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Eden].	Walkable Catchments	WC RTN Mt Eden
FS81	Mark Grenville Gascoigne	Oppose	1962.193	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [New Lynn].	Walkable Catchments	WC RTN New Lynn
FS81	Mark Grenville Gascoigne	Oppose	1962.194	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Newmarket].	Walkable Catchments	WC RTN Newmarket
FS81	Mark Grenville Gascoigne	Oppose	1962.195	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōrākei].	Walkable Catchments	WC RTN Ōrākei
FS81	Mark Grenville Gascoigne	Oppose	1962.196	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōtāhuhu].	Walkable Catchments	WC RTN Ōtāhuhu
FS81	Mark Grenville Gascoigne	Oppose	1962.197	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Paerata].	Walkable Catchments	WC RTN Paerata
FS81	Mark Grenville Gascoigne	Oppose	1962.198	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pakuranga].	Walkable Catchments	WC RTN Pakuranga
FS81	Mark Grenville Gascoigne	Oppose	1962.199	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Panmure].	Walkable Catchments	WC RTN Panmure
FS81	Mark Grenville Gascoigne	Oppose	1962.200	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papakura].	Walkable Catchments	WC RTN Papakura
FS81	Mark Grenville Gascoigne	Oppose	1962.201	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papatoetoe].	Walkable Catchments	WC RTN Papatoetoe
FS81	Mark Grenville Gascoigne	Oppose	1962.202	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Walkable Catchments	WC RTN Parnell
FS81	Mark Grenville Gascoigne	Oppose	1962.203	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Penrose].	Walkable Catchments	WC RTN Penrose
FS81	Mark Grenville Gascoigne	Oppose	1962.204	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Puhinui].	Walkable Catchments	WC RTN Puhinui
FS81	Mark Grenville Gascoigne	Oppose	1962.205	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pukekohe].	Walkable Catchments	WC RTN Pukekohe
FS81	Mark Grenville Gascoigne	Oppose	1962.206	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rānui].	Walkable Catchments	WC RTN Rānui
FS81	Mark Grenville Gascoigne	Oppose	1962.207	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Remuera].	Walkable Catchments	WC RTN Remuera
FS81	Mark Grenville Gascoigne	Oppose	1962.208	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rosedale].	Walkable Catchments	WC RTN Rosedale
FS81	Mark Grenville Gascoigne	Oppose	1962.209	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Smales Farm].	Walkable Catchments	WC RTN Smales Farm

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FS81	Mark Grenville Gascoigne	Oppose	1962.210	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sturges Rd].	Walkable Catchments	WC RTN Sturges Rd
FS81	Mark Grenville Gascoigne	Oppose	1962.211	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnynook].	Walkable Catchments	WC RTN Sunnynook
FS81	Mark Grenville Gascoigne	Oppose	1962.212	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnyvale].	Walkable Catchments	WC RTN Sunnyvale
FS81	Mark Grenville Gascoigne	Oppose	1962.213	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Swanson].	Walkable Catchments	WC RTN Swanson
FS81	Mark Grenville Gascoigne	Oppose	1962.214	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sylvia Park].	Walkable Catchments	WC RTN Sylvia Park
FS81	Mark Grenville Gascoigne	Oppose	1962.215	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Takaanini].	Walkable Catchments	WC RTN Takaanini
FS81	Mark Grenville Gascoigne	Oppose	1962.216	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Te Mahia].	Walkable Catchments	WC RTN Te Mahia
FS81	Mark Grenville Gascoigne	Oppose	1962.217	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Future stops].	Walkable Catchments	WC RTN Future stops
FS81	Mark Grenville Gascoigne	Oppose	1962.218	Aedifice Property Group	Delete the requirement for the deep soil area to be provided in one contiguous area and allow it to be provided within private outdoor living areas under H6.6.20 [if the standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.219	Aedifice Property Group	Amend H6.6.21 to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1962.220	Aedifice Property Group	Amend H6.8.2 to reflect consequential amendments requested as part of the submission [refer to page 34 of submission for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	1992.1	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS81	Mark Grenville Gascoigne	Oppose	1992.2	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Business - provisions
FS81	Mark Grenville Gascoigne	Oppose	1992.3	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS81	Mark Grenville Gascoigne	Oppose	2025.1	Greater Auckland	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2025.2	Greater Auckland	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2025.3	Greater Auckland	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	2025.4	Greater Auckland	Delete the 72.5m height control in the City Centre.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	2025.5	Greater Auckland	Amend to a 2400m walkable catchment around the City Centre.	Walkable Catchments	WC City Centre - Extent
FS81	Mark Grenville Gascoigne	Oppose	2025.6	Greater Auckland	Amend to 1600m walkable catchment around Rapid Transit Stops in the Isthmus.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2025.7	Greater Auckland	Amend to 1600m walkable catchment around Metropolitan Centres in the Isthmus.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2025.8	Greater Auckland	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2025.9	Greater Auckland	Add Great North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.10	Greater Auckland	Add New North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.11	Greater Auckland	Add Great South Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.12	Greater Auckland	Add Remuera Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.13	Greater Auckland	Add Sandringham Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.14	Greater Auckland	Add Dominion Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.15	Greater Auckland	Add Manukau Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.16	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.17	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2025.18	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional Long Term Plan for interim improvements ahead of a longer-term major investment.	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2025.19	Greater Auckland	Amend approach to determining walkable catchment from a GIS approach to instead using a more flexible and generous approach that reflects the ability for rapid transit station access improvements to be made in the future.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2025.20	Greater Auckland	Amend to provide greater heights for residential zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	2025.21	Greater Auckland	Amend to provide greater heights for business zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	2025.22	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Mixed Housing Urban zone, subject to appropriate development controls.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2025.23	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Terraced Housing and Apartments Building zone, subject to appropriate development controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2025.24	Greater Auckland	Rezone the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2025.25	Greater Auckland	[Inferred] Reconsider the Special Character Areas Residential overlay for the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	2025.26	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.27	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	2025.28	Greater Auckland	Rezone Ivanhoe Road, Western Springs and surrounding area from Mixed Housing Urban to THAB zone due to proximity to high quality public transport and planning rapid transit corridor along SH16. (See map in submission).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.29	Greater Auckland	Remove the Special Character Areas Overlay near the Grey Lynn shops (e.g. Dryden Street, Grey Lynn) due to proximity to high quality transport outweighing character.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2025.30	Greater Auckland	Rezone areas of Segar Avenue, Tasman Avenue, Sutherland Road and Fontenoy Street, Mount Albert from Mixed Housing Urban to THAB Zone to reflect potential for pedestrian improvements across SH16 in future and very high-quality public transport along Carrington Road. (See map in submission).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.31	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	2025.32	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission) and rezone to an approriate zone [infer THAB zone].	Urban Environment	Single or small area rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.33	Greater Auckland	Rezone the random and patchy areas of Mixed Housing Urban (e.g. Lillington Road and Wairakei Street, Remuera and Clonbern Road, Greenlane) to THAB Zone as Auckland Transport are already investigating ways to improve access to train stations such as Greenlane and Remuera, which would bring these areas within the walkable catchments of those stations. (See map in submission).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.34	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.35	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS81	Mark Grenville Gascoigne	Oppose	2025.36	Greater Auckland	Rezone the Ellerslie - Panmure Highway from Mixed Housing Urban to THAB Zone as it is a planned and funded rapid transit corridor that will meet the NPS UD definition of rapid transit. (See map in submission).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.37	Greater Auckland	Rezone the Eastern Busway Corridor - Ti Rakau Drive to THAB Zone where it currently Mixed Housing Urban as project now confirmed and funded as rapid transit project. (See map in submission).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2025.38	Greater Auckland	Rezone the Airport to Botany Corridor - Ti Irirangi Drive to THAB Zone as meets the criteria for being a planned rapid transit corridor. Project design is now well advanced and station locations confirmed. (See map in submission).	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2036.1	Evans Randall Investors Ltd	Reject plan change as not consistent with the NPS UD or MDRS.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2036.2	Evans Randall Investors Ltd	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2036.3	Evans Randall Investors Ltd	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS81	Mark Grenville Gascoigne	Oppose	2036.4	Evans Randall Investors Ltd	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2036.5	Evans Randall Investors Ltd	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2036.6	Evans Randall Investors Ltd	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2036.7	Evans Randall Investors Ltd	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	2036.8	Evans Randall Investors Ltd	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS81	Mark Grenville Gascoigne	Oppose	2036.9	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2036.10	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	2036.11	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS81	Mark Grenville Gascoigne	Oppose	2036.12	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2036.13	Evans Randall Investors Ltd	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.14	Evans Randall Investors Ltd	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.15	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.16	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.17	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.18	Evans Randall Investors Ltd	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.19	Evans Randall Investors Ltd	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.20	Evans Randall Investors Ltd	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.21	Evans Randall Investors Ltd	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.22	Evans Randall Investors Ltd	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.23	Evans Randall Investors Ltd	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.24	Evans Randall Investors Ltd	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.25	Evans Randall Investors Ltd	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.26	Evans Randall Investors Ltd	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.27	Evans Randall Investors Ltd	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.28	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.29	Evans Randall Investors Ltd	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.30	Evans Randall Investors Ltd	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.31	Evans Randall Investors Ltd	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.32	Evans Randall Investors Ltd	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.33	Evans Randall Investors Ltd	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.34	Evans Randall Investors Ltd	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.35	Evans Randall Investors Ltd	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.36	Evans Randall Investors Ltd	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.37	Evans Randall Investors Ltd	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.38	Evans Randall Investors Ltd	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.39	Evans Randall Investors Ltd	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.40	Evans Randall Investors Ltd	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.41	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.42	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.43	Evans Randall Investors Ltd	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.44	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.45	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.46	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.47	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.48	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.49	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.50	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.51	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.52	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.53	Evans Randall Investors Ltd	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.54	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.55	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.56	Evans Randall Investors Ltd	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.57	Evans Randall Investors Ltd	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.58	Evans Randall Investors Ltd	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.59	Evans Randall Investors Ltd	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.60	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.61	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.62	Evans Randall Investors Ltd	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.63	Evans Randall Investors Ltd	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.64	Evans Randall Investors Ltd	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.65	Evans Randall Investors Ltd	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.66	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.67	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.68	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.69	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.70	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.71	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.72	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.73	Evans Randall Investors Ltd	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.74	Evans Randall Investors Ltd	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.75	Evans Randall Investors Ltd	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.76	Evans Randall Investors Ltd	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.77	Evans Randall Investors Ltd	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.78	Evans Randall Investors Ltd	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.79	Evans Randall Investors Ltd	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.80	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.81	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.82	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.83	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.84	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.85	Evans Randall Investors Ltd	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.86	Evans Randall Investors Ltd	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.87	Evans Randall Investors Ltd	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.88	Evans Randall Investors Ltd	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.89	Evans Randall Investors Ltd	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.90	Evans Randall Investors Ltd	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.91	Evans Randall Investors Ltd	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.92	Evans Randall Investors Ltd	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.93	Evans Randall Investors Ltd	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.94	Evans Randall Investors Ltd	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.95	Evans Randall Investors Ltd	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.96	Evans Randall Investors Ltd	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.97	Evans Randall Investors Ltd	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.98	Evans Randall Investors Ltd	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.99	Evans Randall Investors Ltd	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.100	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.101	Evans Randall Investors Ltd	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.102	Evans Randall Investors Ltd	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.103	Evans Randall Investors Ltd	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.104	Evans Randall Investors Ltd	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.105	Evans Randall Investors Ltd	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.106	Evans Randall Investors Ltd	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.107	Evans Randall Investors Ltd	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.108	Evans Randall Investors Ltd	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.109	Evans Randall Investors Ltd	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.110	Evans Randall Investors Ltd	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.111	Evans Randall Investors Ltd	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.112	Evans Randall Investors Ltd	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.113	Evans Randall Investors Ltd	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.114	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.115	Evans Randall Investors Ltd	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.116	Evans Randall Investors Ltd	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.117	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.118	Evans Randall Investors Ltd	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.119	Evans Randall Investors Ltd	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.120	Evans Randall Investors Ltd	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.121	Evans Randall Investors Ltd	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.122	Evans Randall Investors Ltd	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.123	Evans Randall Investors Ltd	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.124	Evans Randall Investors Ltd	Amend the proposed new assessment criteria H6.8.2.(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.125	Evans Randall Investors Ltd	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.126	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.127	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'attractive'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2036.128	Evans Randall Investors Ltd	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.129	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.130	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.131	Evans Randall Investors Ltd	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.132	Evans Randall Investors Ltd	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.133	Evans Randall Investors Ltd	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.134	Evans Randall Investors Ltd	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.135	Evans Randall Investors Ltd	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.136	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.137	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS81	Mark Grenville Gascoigne	Oppose	2036.138	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.139	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.140	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.141	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.142	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.143	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.144	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS81	Mark Grenville Gascoigne	Oppose	2036.145	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.146	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.147	Evans Randall Investors Ltd	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.148	Evans Randall Investors Ltd	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.149	Evans Randall Investors Ltd	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.150	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.151	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.152	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.153	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.154	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.155	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions

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FS81	Mark Grenville Gascoigne	Oppose	2036.156	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS81	Mark Grenville Gascoigne	Oppose	2036.157	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2036.158	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.159	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	2036.160	Evans Randall Investors Ltd	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2036.161	Evans Randall Investors Ltd	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2036.162	Evans Randall Investors Ltd	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2036.163	Evans Randall Investors Ltd	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	2036.164	Evans Randall Investors Ltd	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2036.165	Evans Randall Investors Ltd	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	2036.166	Evans Randall Investors Ltd	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2040.1	Mike Greer Developments	Approve C1.6A Overlay and precinct rules as the revised wording proposed by the plan change clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS81	Mark Grenville Gascoigne	Oppose	2040.2	Mike Greer Developments	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2040.3	Mike Greer Developments	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2040.4	Mike Greer Developments	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	2040.5	Mike Greer Developments	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS81	Mark Grenville Gascoigne	Oppose	2040.6	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2040.7	Mike Greer Developments	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	2040.8	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS81	Mark Grenville Gascoigne	Oppose	2040.9	Mike Greer Developments	Rezone all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2040.10	Mike Greer Developments	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.11	Mike Greer Developments	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.12	Mike Greer Developments	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.13	Mike Greer Developments	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.14	Mike Greer Developments	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.15	Mike Greer Developments	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.16	Mike Greer Developments	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.17	Mike Greer Developments	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.18	Mike Greer Developments	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.19	Mike Greer Developments	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.20	Mike Greer Developments	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.21	Mike Greer Developments	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.22	Mike Greer Developments	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.23	Mike Greer Developments	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.24	Mike Greer Developments	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.25	Mike Greer Developments	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.26	Mike Greer Developments	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.27	Mike Greer Developments	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.28	Mike Greer Developments	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.29	Mike Greer Developments	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.30	Mike Greer Developments	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.31	Mike Greer Developments	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.32	Mike Greer Developments	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.33	Mike Greer Developments	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.34	Mike Greer Developments	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.35	Mike Greer Developments	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.36	Mike Greer Developments	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.37	Mike Greer Developments	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.38	Mike Greer Developments	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.39	Mike Greer Developments	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.40	Mike Greer Developments	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.41	Mike Greer Developments	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.42	Mike Greer Developments	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.43	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.44	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.45	Mike Greer Developments	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.46	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.47	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.48	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.49	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.50	Mike Greer Developments	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.51	Mike Greer Developments	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.52	Mike Greer Developments	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.53	Mike Greer Developments	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.54	Mike Greer Developments	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.55	Mike Greer Developments	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.56	Mike Greer Developments	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.57	Mike Greer Developments	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.58	Mike Greer Developments	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.59	Mike Greer Developments	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.60	Mike Greer Developments	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.61	Mike Greer Developments	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.62	Mike Greer Developments	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.63	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.64	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.65	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.66	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.67	Mike Greer Developments	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.68	Mike Greer Developments	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.69	Mike Greer Developments	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.70	Mike Greer Developments	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.71	Mike Greer Developments	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.72	Mike Greer Developments	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.73	Mike Greer Developments	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.74	Mike Greer Developments	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.75	Mike Greer Developments	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.76	Mike Greer Developments	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.77	Mike Greer Developments	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.78	Mike Greer Developments	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.79	Mike Greer Developments	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.80	Mike Greer Developments	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.81	Mike Greer Developments	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.82	Mike Greer Developments	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.83	Mike Greer Developments	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.84	Mike Greer Developments	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.85	Mike Greer Developments	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.86	Mike Greer Developments	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.87	Mike Greer Developments	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.88	Mike Greer Developments	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.89	Mike Greer Developments	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.90	Mike Greer Developments	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.91	Mike Greer Developments	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.92	Mike Greer Developments	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.93	Mike Greer Developments	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.94	Mike Greer Developments	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.95	Mike Greer Developments	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.96	Mike Greer Developments	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.97	Mike Greer Developments	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.98	Mike Greer Developments	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.99	Mike Greer Developments	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.100	Mike Greer Developments	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.101	Mike Greer Developments	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.102	Mike Greer Developments	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.103	Mike Greer Developments	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.104	Mike Greer Developments	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.105	Mike Greer Developments	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.106	Mike Greer Developments	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.107	Mike Greer Developments	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.108	Mike Greer Developments	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.109	Mike Greer Developments	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.110	Mike Greer Developments	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.111	Mike Greer Developments	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.112	Mike Greer Developments	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.113	Mike Greer Developments	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.114	Mike Greer Developments	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.115	Mike Greer Developments	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.116	Mike Greer Developments	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.117	Mike Greer Developments	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.118	Mike Greer Developments	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.119	Mike Greer Developments	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.120	Mike Greer Developments	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.121	Mike Greer Developments	Amend the proposed new assessment criteria H6.8.2..(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.122	Mike Greer Developments	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.123	Mike Greer Developments	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'and 'attractive' Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.124	Mike Greer Developments	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.125	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.126	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.127	Mike Greer Developments	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.128	Mike Greer Developments	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.129	Mike Greer Developments	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.130	Mike Greer Developments	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.131	Mike Greer Developments	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.132	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.133	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.134	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.135	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS81	Mark Grenville Gascoigne	Oppose	2040.136	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.137	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.138	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.139	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.140	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.141	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.142	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS81	Mark Grenville Gascoigne	Oppose	2040.143	Mike Greer Developments	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.144	Mike Greer Developments	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.145	Mike Greer Developments	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.146	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.147	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.148	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.149	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.150	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.151	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.152	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS81	Mark Grenville Gascoigne	Oppose	2040.153	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2040.154	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	2040.155	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone

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FS81	Mark Grenville Gascoigne	Oppose	2040.156	Mike Greer Developments	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2040.157	Mike Greer Developments	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2040.158	Mike Greer Developments	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2040.159	Mike Greer Developments	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use Zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	2040.160	Mike Greer Developments	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2040.161	Mike Greer Developments	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	2040.162	Mike Greer Developments	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2041.1	Neilston Homes	Amend the plan change to as it is inefficient and costly, onerous and would lead to complicated and costly resource consent applications and interpretation issues.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2041.2	Neilston Homes	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS81	Mark Grenville Gascoigne	Oppose	2041.3	Neilston Homes	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2041.4	Neilston Homes	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2041.5	Neilston Homes	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS81	Mark Grenville Gascoigne	Oppose	2041.6	Neilston Homes	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2041.7	Neilston Homes	Amend in G2 by adding the folllowing explanation: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	2041.8	Neilston Homes	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centres - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2041.9	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2041.10	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	2041.11	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS81	Mark Grenville Gascoigne	Oppose	2041.12	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2041.13	Neilston Homes	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.14	Neilston Homes	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.15	Neilston Homes	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.16	Neilston Homes	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2041.17	Neilston Homes	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.18	Neilston Homes	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.19	Neilston Homes	6A) Require development to achieve a built form that contributes to the planned outcomes of the zone high-quality built environment outcomes by: (a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.20	Neilston Homes	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.21	Neilston Homes	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.22	Neilston Homes	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.23	Neilston Homes	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2041.24	Neilston Homes	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.25	Neilston Homes	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.26	Neilston Homes	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.27	Neilston Homes	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.28	Neilston Homes	Delete standards not identified within the MDRS in (A4) within H5.4 Activity table - four or more dwellings per site. The standards for: - Infrastructure standards: - Deep soil area and canopy tree; - Safety and privacy buffer -Residential waste management	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.29	Neilston Homes	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.30	Neilston Homes	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.31	Neilston Homes	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.32	Neilston Homes	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.33	Neilston Homes	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.34	Neilston Homes	Delete H5.6.5. Height in relation to boundary 'privacy' wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.35	Neilston Homes	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.36	Neilston Homes	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2041.37	Neilston Homes	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.38	Neilston Homes	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.39	Neilston Homes	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.40	Neilston Homes	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a SEA already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.41	Neilston Homes	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.42	Neilston Homes	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.43	Neilston Homes	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.44	Neilston Homes	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.45	Neilston Homes	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.46	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.47	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.48	Neilston Homes	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.49	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.50	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.51	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2041.52	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.53	Neilston Homes	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.54	Neilston Homes	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.55	Neilston Homes	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.56	Neilston Homes	Delete the new proposed assessment criteria in H5.8.1 Assessment to read as follows: (ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.57	Neilston Homes	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - to read: "C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2041.58	Neilston Homes	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.59	Neilston Homes	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove H5.8.2(1)(f) requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.60	Neilston Homes	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places.. Delete H5.8.2(h)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.61	Neilston Homes	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), and delete references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.62	Neilston Homes	Amend new proposed assessment criteria within H5.8.2 (4)(iii) to read: "iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.63	Neilston Homes	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.64	Neilston Homes	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.65	Neilston Homes	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.66	Neilston Homes	Amend H5.8.2 assessment criteria (15) to read: e) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.67	Neilston Homes	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS (see page 17-18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.68	Neilston Homes	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.69	Neilston Homes	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.70	Neilston Homes	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.71	Neilston Homes	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.72	Neilston Homes	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2041.73	Neilston Homes	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.74	Neilston Homes	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.75	Neilston Homes	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.76	Neilston Homes	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.77	Neilston Homes	Amend objective H6.2(A1)(ii) and introduce a new (iii). ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.78	Neilston Homes	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.79	Neilston Homes	Amend objective H6.2(2) to read: 2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.in a variety of forms.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.80	Neilston Homes	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.81	Neilston Homes	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.82	Neilston Homes	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2041.83	Neilston Homes	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.84	Neilston Homes	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.85	Neilston Homes	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.86	Neilston Homes	Amend policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity as follows: 1) Enable a variety of housing types at high densities including terrace housing and low to midrise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.87	Neilston Homes	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: "2) Require the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a reasonable high quality built environment: (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.88	Neilston Homes	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective as follows: "A4) Require development to achieve a built planned urban form that contributes to reasonable highquality built environment outcomes by: (a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; ... (d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;"	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2041.89	Neilston Homes	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: 4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.90	Neilston Homes	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.91	Neilston Homes	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.92	Neilston Homes	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.93	Neilston Homes	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.94	Neilston Homes	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.95	Neilston Homes	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.96	Neilston Homes	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.97	Neilston Homes	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2041.98	Neilston Homes	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.99	Neilston Homes	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.100	Neilston Homes	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.101	Neilston Homes	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.102	Neilston Homes	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.103	Neilston Homes	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.104	Neilston Homes	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2041.105	Neilston Homes	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment' as follows: 1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment. (2) On a site subject to a Significant Ecological Areas Overlay: (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.106	Neilston Homes	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.107	Neilston Homes	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.108	Neilston Homes	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.109	Neilston Homes	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.110	Neilston Homes	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.111	Neilston Homes	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.112	Neilston Homes	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2041.113	Neilston Homes	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.114	Neilston Homes	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.115	Neilston Homes	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.116	Neilston Homes	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.117	Neilston Homes	interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d) as follows: ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2041.118	Neilston Homes	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.119	Neilston Homes	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.120	Neilston Homes	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades in H6.8.2(1)(f).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.121	Neilston Homes	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) reference to use of quality, durable and easily maintainable materials. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road. network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.122	Neilston Homes	Delete within H6.8.2.(3)(l) assessment criteria references to: references to the need for wider upgrades of the adjacent road network. Delete references to deep soil and communal open space in 3(g); Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.123	Neilston Homes	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to '"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.124	Neilston Homes	Amend the proposed new assessment criteria H6.8.2(6) for Height in relation to boundary to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.125	Neilston Homes	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.126	Neilston Homes	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'attractive' as follows: (f) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2041.127	Neilston Homes	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i) as follows: H6.8.2. Assessment criteria (15A) For windows to street and private vehicle and pedestrian accessways (a) refer to Policy H5.3(C1) (b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.128	Neilston Homes	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.129	Neilston Homes	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.130	Neilston Homes	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.131	Neilston Homes	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.132	Neilston Homes	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.133	Neilston Homes	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension in H5.9 Special information requirements. .	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.134	Neilston Homes	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.135	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS81	Mark Grenville Gascoigne	Oppose	2041.136	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.137	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.138	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.139	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.140	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.141	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.142	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS81	Mark Grenville Gascoigne	Oppose	2041.143	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.144	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.145	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.146	Neilston Homes	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.147	Neilston Homes	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.148	Neilston Homes	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	2041.149	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.). [Infer to retain H9.6.2 Height in relation to boundary control as outlined in Table H9.6.2.1]	Business Zones provisions	Metropolitan Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.150	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.151	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions

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FS81	Mark Grenville Gascoigne	Oppose	2041.152	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.153	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.154	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.155	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS81	Mark Grenville Gascoigne	Oppose	2041.156	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2041.157	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details. [Infer reference should be H13.6.1]	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.158	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.159	Neilston Homes	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2041.160	Neilston Homes	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2041.161	Neilston Homes	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2041.162	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS81	Mark Grenville Gascoigne	Oppose	2041.163	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	2041.164	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Walkable Catchments	WC General - Methodology

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FS81	Mark Grenville Gascoigne	Oppose	2041.165	Neilston Homes	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2041.166	Neilston Homes	Include Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	2041.167	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2041.168	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2083.1	Universal Homes	Retain the revised wording of C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2083.2	Universal Homes	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2083.3	Universal Homes	Delete proposed Standards D14.6.5 – D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2083.4	Universal Homes	Amend the wording of Chapter G2 to include the wording specified.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	2083.5	Universal Homes	Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2083.6	Universal Homes	That the Auckland Council reviews all OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2083.7	Universal Homes	Retain the revised wording of objective H5.2(1).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.8	Universal Homes	Amend objective H5.2(3) to retain the existing wording from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2083.9	Universal Homes	Amend the wording of objective H5.2(6) to delete the proposed wording or reword to delete the reference to high quality built environment.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.10	Universal Homes	Amend objective H5.2(8) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.11	Universal Homes	Amend objective H5.2(9) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.12	Universal Homes	Delete objective H5.2(10) or amend to refer specifically to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.13	Universal Homes	Amend the text of Policy H5.3(6A) as specified in the submission.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.14	Universal Homes	Delete the proposed wording of Policy H5.2(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.15	Universal Homes	Delete policy H5.2(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.16	Universal Homes	Delete policy H5.2(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.17	Universal Homes	Delete policy H5.2(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.18	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.19	Universal Homes	Delete activity A2A from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.20	Universal Homes	Delete activities A2B and A33B from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.21	Universal Homes	Delete all standards to be complied with that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.22	Universal Homes	Delete all standards for four or more dwellings that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.23	Universal Homes	Amend H5.5(5) to delete all standards that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2083.24	Universal Homes	Delete Standard H5.5(6).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.25	Universal Homes	Delete Standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.26	Universal Homes	Delete Standard H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.27	Universal Homes	Delete the word "privacy" from the purpose of Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.28	Universal Homes	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.29	Universal Homes	Amend Standard H5.6.5(b) to retain the existing minor protrusions exemptions for boundaries with Open Space zones from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.30	Universal Homes	Amend Standard H5.6.9 Maximum Impervious Area to 70%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.31	Universal Homes	Delete the additional wording proposed for the purpose of Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.32	Universal Homes	Retain the proposed changes to Standard H5.6.10 Building Coverage, increasing building coverage to 50%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.33	Universal Homes	Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.34	Universal Homes	Amend the proposed text changes to Standard H5.6.11 Landscaped area to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.35	Universal Homes	Amend the proposed text changes to Standard H5.6.12 outlook to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.36	Universal Homes	Delete Standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.37	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.38	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard and delete the communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.39	Universal Homes	Delete Standard H5.6.18 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.40	Universal Homes	Delete standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.41	Universal Homes	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.42	Universal Homes	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.43	Universal Homes	Delete matters of control H5.7.1.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.44	Universal Homes	Delete matters of discretion H5.8.1(1)©.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.45	Universal Homes	Delete matters of discretion H5.8.1(2)(ia).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.46	Universal Homes	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.47	Universal Homes	Delete matters of discretion H5.8.1(6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.48	Universal Homes	Amend assessment criteria H5.8.2(1)(b)(i) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.49	Universal Homes	Amend the wording of assessment criteria H5.8.2(2) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.50	Universal Homes	Delete assessment criteria H5.8.2(3)(l).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.51	Universal Homes	Amend the wording of assessment criteria H5.8.2(4) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.52	Universal Homes	Amend the wording of assessment criteria H5.8.2(6) to refer to additional HIRB infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.53	Universal Homes	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.54	Universal Homes	Delete assessment criteria H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.55	Universal Homes	Amend assessment criteria H5.8.2(15) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.56	Universal Homes	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.57	Universal Homes	Delete assessment criteria H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.58	Universal Homes	Delete assessment criteria H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.59	Universal Homes	Delete assessment criteria H5.8.2(20) and move the necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.60	Universal Homes	Delete assessment criteria H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.61	Universal Homes	Delete assessment criteria H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.62	Universal Homes	Delete special information requirement (1) for a landscape plan.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.63	Universal Homes	Delete special information requirement (2) for deep soil areas.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.64	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.65	Universal Homes	Amend the zone description in H6.1 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.66	Universal Homes	Amend the wording of objectives H6.2(A1) and (B1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.67	Universal Homes	Delete objective H6.2(1A) or amend to remove the reference to a high quality built environment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.68	Universal Homes	Amend objective H6.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.69	Universal Homes	Amend objective H6.2(3) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.70	Universal Homes	Amend objective H6.2(4) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.71	Universal Homes	Delete objective H6.2(5) or reword to delete the reference to high quality building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.72	Universal Homes	Delete objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.73	Universal Homes	Delete objective H6.2(9)	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.74	Universal Homes	Retain proposed policy H6.3(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.75	Universal Homes	Amend the wording of policy H6.3(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.76	Universal Homes	Amend the wording of policy H6.3(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.77	Universal Homes	Amend the wording of policy H6.3(A4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.78	Universal Homes	Amend the wording of policy H6.3(4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.79	Universal Homes	Retain Policy H6.3(9) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.80	Universal Homes	Delete Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.81	Universal Homes	Delete Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.82	Universal Homes	Delete Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.83	Universal Homes	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.84	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.85	Universal Homes	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m2 as a permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.86	Universal Homes	Delete activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.87	Universal Homes	Delete activities H6.4(A2B) and A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.88	Universal Homes	Amend the activity table to delete standards to be complied with that are not identified within the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.89	Universal Homes	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2083.90	Universal Homes	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.91	Universal Homes	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.92	Universal Homes	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m2.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.93	Universal Homes	Amend standard H6.6.6 Height in Relation to Boundary to apply to the first 25m of the site rather than 21.5m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.94	Universal Homes	Amend standard H6.6.11 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.95	Universal Homes	Amend Standard H6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.96	Universal Homes	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.97	Universal Homes	Delete standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.98	Universal Homes	Amend standard H6.6.15 to match the MDRS standard and delete the communal outdoor living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.99	Universal Homes	Delete standard H6.6.19 and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.100	Universal Homes	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.101	Universal Homes	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.102	Universal Homes	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.103	Universal Homes	Delete the proposed new assessment criteria for H6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.104	Universal Homes	Delete the proposed new assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.105	Universal Homes	Delete matter of discretion H6.8.1(1)©.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.106	Universal Homes	Delete matter of discretion H6.8.1(2)(ia)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.107	Universal Homes	Amend matters of discretion H6.8.1(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.108	Universal Homes	Delete matters of discretion H6.8.1(6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.109	Universal Homes	Amend assessment criteria H6.8.2(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.110	Universal Homes	Amend assessment criteria H6.8.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.111	Universal Homes	Amend assessment criteria H6.8.2(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.112	Universal Homes	Amend assessment criteria H6.8.2(5) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.113	Universal Homes	Amend assessment criteria H6.8.2(6) to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.114	Universal Homes	Delete assessment criteria H6.8.2(12)€.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.115	Universal Homes	Amend assessment criteria H6.8.2(15) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.116	Universal Homes	Amend assessment criteria H6.8.2(15A) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.117	Universal Homes	Delete assessment criteria H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.118	Universal Homes	Delete assessment criteria H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.119	Universal Homes	Delete assessment criteria H6.8.2(20) and move necessary criteria to H6.8.2(1) (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.120	Universal Homes	Delete assessment criteria H6.8.2(21).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.121	Universal Homes	Delete special information requirement (1) for a landscape plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.122	Universal Homes	Delete special information requirement (2) for deep soil areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.123	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.124	Universal Homes	Confirm deletion of Standards H8.6.10 and H8.6.12 - H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.125	Universal Homes	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.126	Universal Homes	Delete standard H8.6.34 Through Site Links and replace it with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.127	Universal Homes	Amend Standard H9.6.1 Building height to provide for unlimited height in the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.128	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.129	Universal Homes	Amend Standard H10.6.1 Building height to provide for a height of 32.5m within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.130	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.131	Universal Homes	Amend Standard H11.6.1 Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.132	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Local Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.133	Universal Homes	Increase the walkable catchment of the Local Centres Zone to 400m and up zone those sites within the walkable catchment to provide for at least 6 storeys.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2083.134	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2083.135	Universal Homes	Amend Standard H13.6.1 Building height to provide for a height of 24m within all Mixed Use Zones.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2083.136	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Mixed Use Zone
FS81	Mark Grenville Gascoigne	Oppose	2083.137	Universal Homes	Delete the definition for Canopy tree.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2083.138	Universal Homes	Delete the definition for Deep soil area.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2083.139	Universal Homes	Amend the definition of landscape area to clarify what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS. Alternatively retain the existing definition from the AUP(OP).	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2083.140	Universal Homes	Amend the Walkable catchment as set out in the submission.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS81	Mark Grenville Gascoigne	Oppose	2083.141	Universal Homes	Amend the plan change to ascribe a height of 24 to 6 storeys rather than 21m.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	2083.142	Universal Homes	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2083.143	Universal Homes	Include the Special Housing Areas into	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	2083.144	Universal Homes	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2238.1	Beachlands South Limited Partnership	Approve in general the application of the Mixed Housing urban zone through urban residential areas to incorporate the MDRS.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2238.2	Beachlands South Limited Partnership	Approve in general the application of the THAB zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2238.3	Beachlands South Limited Partnership	Reject the decision not to apply walkable catchments around ferry services.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2238.4	Beachlands South Limited Partnership	Approve the application of MDRS in Beachlands.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2238.5	Beachlands South Limited Partnership	Reject the Beachlands Transport Infrastructure Constraints QM unless Council unless it can be shown to be required by an appropriate level of analysis.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS81	Mark Grenville Gascoigne	Oppose	2238.6	Beachlands South Limited Partnership	Apply a walkable catchment to Beachlands from the edge of the Pine Harbour Ferry Terminal in accordance with the submitter's walking and cycling isochrone analysis [see Appendix 1].	Walkable Catchments	WC RTN Other
FS81	Mark Grenville Gascoigne	Oppose	2238.7	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2238.8	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.9	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.10	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.11	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.12	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2238.13	Beachlands South Limited Partnership	Remove H5.6.18 Windows to street and private vehicle and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.14	Beachlands South Limited Partnership	Remove H5.6.19 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.15	Beachlands South Limited Partnership	Remove H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.16	Beachlands South Limited Partnership	Remove H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.17	Beachlands South Limited Partnership	Remove all proposed special information requirements under H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2238.18	Beachlands South Limited Partnership	Remove H6.6.19 Windows to street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.19	Beachlands South Limited Partnership	Remove H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.20	Beachlands South Limited Partnership	Remove H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.21	Beachlands South Limited Partnership	Remove H6.6.22 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.22	Beachlands South Limited Partnership	Remove all proposed special information requirements under H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.23	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.24	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.25	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.26	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.27	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.28	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2238.29	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2238.30	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.1	Stuart P.C. Ltd	Approve the zoning of Selwyn Avenue, Mission Bay.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.2	Stuart P.C. Ltd	Amend plan change provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council QM and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.3	Stuart P.C. Ltd	Remove from maps overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.4	Stuart P.C. Ltd	Approve C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2248.5	Stuart P.C. Ltd	Delete the requirement that that all applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect, commensurate with the scale and significance of the effects of the proposed buildings.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2248.6	Stuart P.C. Ltd	Delete statement ‘The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ from E38 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2248.7	Stuart P.C. Ltd	Delete 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA' from E36 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2248.8	Stuart P.C. Ltd	Delete statement 'and in some cases has applied the Residential - Low Density Residential Zone to this land' from E36.1 Background.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2248.9	Stuart P.C. Ltd	Delete references to QM from the following amendment to E38.1: 'This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters.'	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.10	Stuart P.C. Ltd	Delete references to QM from E38.2(10)(d), E38.2(10)(e), and E38.2 Medium Density Residential Standards Objectives (11).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.11	Stuart P.C. Ltd	Delete references to QM from E38.3 Policies (13), (31), (32), (33), (34), and (35), particularly references to the mapped Infrastructure Constraints.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.12	Stuart P.C. Ltd	Delete references to QM, particularly the mapped Infrastructure Constraints, from Table E38.2 Activity table.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.13	Stuart P.C. Ltd	Approve the proposed provisions of E38.8.1A Standards, except specify that for subdivision around approved land use resource consent or around existing building and development Standard E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.14	Stuart P.C. Ltd	Expand the provisions of E38.8.1A Standards to also apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.15	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.8.2 Standards.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.16	Stuart P.C. Ltd	Reject amendments to E38.11.1.	Subdivision	Urban Subdivision

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FS81	Mark Grenville Gascoigne	Oppose	2248.17	Stuart P.C. Ltd	Reject amendments to E38.11.2.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.18	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.1.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.19	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.2.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2248.20	Stuart P.C. Ltd	Approve Mixed Housing Urban zoning where it has been applied in Auckland.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.21	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2248.22	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.23	Stuart P.C. Ltd	Delete H5.2 Objectives (5), (6), (7), (8), (9), and (10).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.24	Stuart P.C. Ltd	Delete H5.3 Policies (6A)(a),(b),(c),(d),(e),(f),(g),(h),(i), (7), (11), (12), (13), (14), (15), (16), and (17).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.25	Stuart P.C. Ltd	Delete from H5.4.1 Activity Table the following clarifying statement: 'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.26	Stuart P.C. Ltd	Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.27	Stuart P.C. Ltd	Delete from H5.4.A Activity Table 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.28	Stuart P.C. Ltd	Reject in H5.4.A Activity Table the Introduction of extensive new standards to be complied with against new and existing rules.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.29	Stuart P.C. Ltd	Approve the deletion of existing notification provisions at H5.5(1) and approve all of the text at H5.5(4), (5), and (6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.30	Stuart P.C. Ltd	Approve H5.6.3A (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.31	Stuart P.C. Ltd	Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.32	Stuart P.C. Ltd	Delete H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2248.33	Stuart P.C. Ltd	Approve H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.34	Stuart P.C. Ltd	Approve amendments to H6.6.8 except for Table H5.6.8.2. being identified as a QM.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.35	Stuart P.C. Ltd	Approve amendments to H5.6.10 except for the following additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: 'Purpose: …and to provide for the protection and management of SEAs' and H5.6.10 (2) (a), (b), and (c).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.36	Stuart P.C. Ltd	Approve following amendments to H5.6.11 'Developments containing up to three dwellings must comply with the following: (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling,' as they are required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.37	Stuart P.C. Ltd	Reject the following amendments to H5.6.11: 'Development containing four or more dwellings and any other developments must comply with the following: (5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch. (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1… (7) A minimum of 50% of the front yard must be landscaped.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.38	Stuart P.C. Ltd	Approve amendments to H5.6.12 which have been amended to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.39	Stuart P.C. Ltd	Approve the reduction of the outlook requirement to 5m in H5.6.12 where it has been amended to apply to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.40	Stuart P.C. Ltd	Reject 'measurement from balcony edge' in H5.6.12 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.41	Stuart P.C. Ltd	Reject in H5.6.12 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.42	Stuart P.C. Ltd	Approve those amendments to H.5.6.14 which give effect to MDRS requirements for up to three dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.43	Stuart P.C. Ltd	Reject the following amendments to H5.6.14: Purpose statement expanded to specify integrated residential areas and that living space must be separated from vehicle access and manoeuvring areas; and the requirement that hat private outdoor living spaces are directly accessible from main dwelling areas; and the requirement that communal outdoor living spaces are conveniently accessible for all occupants.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.44	Stuart P.C. Ltd	Reject where Standard H5.6.14 has been amended to apply to four or more dwellings and where it is specified that it applies to integrated residential areas.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.45	Stuart P.C. Ltd	Reject the whole of H5.6.14 (4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2248.46	Stuart P.C. Ltd	Delete H5.6.18.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.47	Stuart P.C. Ltd	Delete H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.48	Stuart P.C. Ltd	Delete H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.49	Stuart P.C. Ltd	Delete H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.50	Stuart P.C. Ltd	Delete the following text from H5.7.1: 'The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application: (1) For one dwelling per site subject to a Significant Ecological Area Overlay: (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area; (b) The location, bulk and scale of built development relative to the surrounding ecological values,' or if retained do not refer to 'sites' subject to a SEA overlay but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.51	Stuart P.C. Ltd	Delete H5.7.2(1)(a).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.52	Stuart P.C. Ltd	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.53	Stuart P.C. Ltd	Delete H5.8.2(1)(b), (c), (d), (e).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.54	Stuart P.C. Ltd	Approve the deletion of 'intensity' from matters of discretion H5.8.1(2)(a)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.55	Stuart P.C. Ltd	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.56	Stuart P.C. Ltd	Approve the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.57	Stuart P.C. Ltd	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.58	Stuart P.C. Ltd	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.59	Stuart P.C. Ltd	Delete substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site and amendments to criteria for four or more dwellings at H5.8.2(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2248.60	Stuart P.C. Ltd	Delete changes to matters of discretion H5.8.1(3) relating to integrated residential developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.61	Stuart P.C. Ltd	Delete H5.8.1 (6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.62	Stuart P.C. Ltd	Delete amendments / significant additions to H5.8.2(4).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.63	Stuart P.C. Ltd	Approve amendments / significant additions to H5.8.2(6).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.64	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(9).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.65	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(10).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.66	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(11).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.67	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.68	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(13).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.69	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.70	Stuart P.C. Ltd	Approve proposed provisions in H5.8.2(15).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.71	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(15A).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.72	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(16).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.73	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(17).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.74	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2248.75	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.76	Stuart P.C. Ltd	Delete new criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.77	Stuart P.C. Ltd	Delete new criteria at H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.78	Stuart P.C. Ltd	Delete new criteria at H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.79	Stuart P.C. Ltd	Delete H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.80	Stuart P.C. Ltd	Approve the application of the THAB zone to areas inside walkable catchments.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.81	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2248.82	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2248.83	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2248.84	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	2248.85	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)
FS81	Mark Grenville Gascoigne	Oppose	2248.86	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	2248.87	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	2248.88	Stuart P.C. Ltd	Approve amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2248.89	Stuart P.C. Ltd	Delete new objectives and amendments to objectives at H6.2 and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.90	Stuart P.C. Ltd	Delete new policies and amendments to policies at H6.3, noting particularly H6.3(4A)(e), (12), and (14), and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.91	Stuart P.C. Ltd	Delete significant additions to Activity Table H6.4.1, including but not limited to (A7), (A31), and (A31A), particularly removing reference to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.92	Stuart P.C. Ltd	Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.93	Stuart P.C. Ltd	Delete duplications of rules and standards throughout H6.4.1 (A31), (A31A), (A32), (A32A), (A33), (A33A) to better streamline the plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.94	Stuart P.C. Ltd	Approve the notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.95	Stuart P.C. Ltd	Delete H6.6.4B and H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.96	Stuart P.C. Ltd	Delete the MDRS standard 'for up to three dwellings' in H6.6.5 and replace it with the standard zone height limits proposed inside or outside walkable catchments and enable at least six storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.97	Stuart P.C. Ltd	Approve proposed amendments to H6.6.6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.98	Stuart P.C. Ltd	Approve deletion of H6.6.7 as long as the proposed amendments to H6.6.6 are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.99	Stuart P.C. Ltd	Approve H.6.8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2248.100	Stuart P.C. Ltd	Delete provisions relating to SEAs from H6.6.11.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.101	Stuart P.C. Ltd	Delete amendments to H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.102	Stuart P.C. Ltd	Approve reduction of outlook requirement to 5m in H6.6.13.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.103	Stuart P.C. Ltd	Reject measurement from balcony edge in H6.6.13 where the standard specifies that 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.104	Stuart P.C. Ltd	Reject in H6.6.13 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.105	Stuart P.C. Ltd	Delete amendments to H6.6.15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.106	Stuart P.C. Ltd	Delete amendments to H6.6.19.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.107	Stuart P.C. Ltd	Delete amendments to H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.108	Stuart P.C. Ltd	Delete amendments to H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.109	Stuart P.C. Ltd	Delete amendments to H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.110	Stuart P.C. Ltd	Delete amendments to H6.7.1, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS81	Mark Grenville Gascoigne	Oppose	2248.111	Stuart P.C. Ltd	Delete amendments to H6.7.2, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.112	Stuart P.C. Ltd	Reject H6.8.1 (6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.113	Stuart P.C. Ltd	Retain assessment criteria relating to infrastructure capacity to serve a development in H6.8.1 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.114	Stuart P.C. Ltd	Delete H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.115	Stuart P.C. Ltd	Approve the proposed deletion of 'intensity' from H6.8.1(1)(b)(i), H6.8.1(2)((a)(i), H6.8.1(3)(a)(i), and H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.116	Stuart P.C. Ltd	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d), and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.117	Stuart P.C. Ltd	Delete proposed provisions from H6.8.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.118	Stuart P.C. Ltd	Retain infrastructure matter in H6.8.2 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.119	Stuart P.C. Ltd	Delete amendments to H.6.8.2, noting that it is inappropriate to include footpath upgrades within criteria as this will likely lead to piecemeal outcomes at the expense of developers and buyers and Council should use Development Contributions instead.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.120	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.121	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Residential - transitions/height next to SCAR

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FS81	Mark Grenville Gascoigne	Oppose	2248.122	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Business - transitions/height next to SCAB
FS81	Mark Grenville Gascoigne	Oppose	2248.123	Stuart P.C. Ltd	Delete additions to H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.124	Stuart P.C. Ltd	Approve those zoning changes and provisions which seek to implement the NPS-UD and MDRS requirements.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.125	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Residential Zones	Residential Zones (General or other)
FS81	Mark Grenville Gascoigne	Oppose	2248.126	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.127	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	2248.128	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriateness of QMs (Other)
FS81	Mark Grenville Gascoigne	Oppose	2248.129	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	2248.130	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	2248.131	Stuart P.C. Ltd	Remove QM from 30 and 32 Selwyn Drive, Mission Bay, in particular the Coastal Inundation and Flooding Constraints QM applied to the site, and note that these primarily apply to Tāmaki Drive.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2248.132	Stuart P.C. Ltd	Express concerns that the plan change overcomplicates the structure of the AUP and is overly prescriptive.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2248.133	Stuart P.C. Ltd	Express concerns that proposed changes to the Mixed Housing Urban zone are overly prescriptive and inconsistent with the otherwise clear, efficient, and effective AUP.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2248.134	Stuart P.C. Ltd	Express concerns that amendments regulating 'four plus dwellings' in the Mixed Housing Urban zone are overly prescriptive and will lead to a significant reduction in design flexibility, impacts on land development potential, and increased resource consent costs.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS81	Mark Grenville Gascoigne	Oppose	2273.1	Aaron Grey	Remove proposed provisions related to natural hazards, protecting or managing heritage, managing sites and areas of significance to Māori, or protecting or managing outstanding natural features and landscapes from the zone provisions and inserting these within the overlay Auckland-wide and precinct provisions (if not already located there), as relevant [consistent with the National Planning Standards].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.2	Aaron Grey	Ensure inserted provisions use the next sequential number in that section [consistent with the National Planning Standards].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.3	Aaron Grey	Amend the naming of residential zones to match the Zone Framework standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.4	Aaron Grey	Amend the activity tables of zones of chapters affected by [the plan change] in accordance with the Format Standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.5	Aaron Grey	Amend the relevant definitions in Chapter H in accordance with the Definitions Standard [consistent with the National Planning Standards].	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2273.6	Aaron Grey	Ensure terms 'building' and 'building coverage' are defined in accordance with the Definitions List in 14 of the National Planning Standards.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2273.7	Aaron Grey	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	2273.8	Aaron Grey	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	2273.9	Aaron Grey	Delete all provisions that duplicate (and, in some cases, also cross reference) existing provisions with the Overlay or Auckland-wide chapters.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	2273.10	Aaron Grey	Relocate all new rules related to Significant Ecological Areas to Section D9.	Qualifying Matters A-I	SEAs (D9)
FS81	Mark Grenville Gascoigne	Oppose	2273.11	Aaron Grey	Insert a new overlay section for Infrastructure Constraints [refer to appendix 3 for example of this overlay, page 105-109 of the submission]	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS81	Mark Grenville Gascoigne	Oppose	2273.12	Aaron Grey	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS81	Mark Grenville Gascoigne	Oppose	2273.13	Aaron Grey	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2273.14	Aaron Grey	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Walkable Catchments	WC General

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FS81	Mark Grenville Gascoigne	Oppose	2273.15	Aaron Grey	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2273.16	Aaron Grey	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2273.17	Aaron Grey	Avoid using zones to restrict development to the extent necessary to accommodate qualifying matters, relying instead on Overlay, Auckland-wide or Precinct provisions to do so.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS81	Mark Grenville Gascoigne	Oppose	2273.18	Aaron Grey	Retain proposed walkable catchments so are not removed or reduced (but could be increased).	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	2273.19	Aaron Grey	Account for roads and paths required by precinct plans for walkable catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.20	Aaron Grey	Amend proposed walkable catchments to include those parts of large sites within 800m that are expected to be subdivided further.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.21	Aaron Grey	Add walkable catchments within 800m of all bus stops serving routes that qualify as rapid transits stops (refer to full submission) and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zoned land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.22	Aaron Grey	Add walkable catchments within 800m of the existing Onehunga and Te Papapa train stations and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.23	Aaron Grey	Add walkable catchments within 800m of the proposed Ngākōroa train station and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Future stops
FS81	Mark Grenville Gascoigne	Oppose	2273.24	Aaron Grey	Add walkable catchments within 800m of the proposed Eastern Busway stations at Pakuranga Town Centre, Edgewater Drive, Gossamer Drive, Burswood and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.25	Aaron Grey	Add walkable catchments within 800m of the proposed North-Western Busway stations at Te Atatu Road, Lincoln Road and Westgate, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.26	Aaron Grey	Add walkable catchments within 800m of the proposed Airport to Botany Busway stations at Carruth Road, Manukau, Diorella Drive, Dawson Road, Ormiston Road, Accent Drive, Smales Road and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.27	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal
FS81	Mark Grenville Gascoigne	Oppose	2273.28	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)

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FS81	Mark Grenville Gascoigne	Oppose	2273.29	Aaron Grey	Ensure Policy 3(d) intensification areas are subject to a maximum height limit that is not less than the height limit of the adjacent Local Centre zone and Town Centre zone, applying Height Variation Control is necessary.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS81	Mark Grenville Gascoigne	Oppose	2273.30	Aaron Grey	Avoid applying zoning determined by whether qualifying matters apply to the site, in order to avoid zoning boundaries that are not defensible.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.31	Aaron Grey	Amend edge of walkable catchments and Policy 3(d) intensification areas to redraw to ensure that zoning boundaries are defensible. [Refer to full submission for further details].	Walkable Catchments	WC General - Methodology
FS81	Mark Grenville Gascoigne	Oppose	2273.32	Aaron Grey	Rezone all land subject to a residential zone that has been vested in Council as reserve or acquired by Council for use as a park be, to Open Space - Informal Recreation Zone.	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.33	Aaron Grey	Amend Tables A1.4.8.1 and A1.4..8.2 as necessary to ensure consistency with other relief granted in response to decisions requested in the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2273.34	Aaron Grey	Delete Section A1.8.2.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2273.35	Aaron Grey	Retain section C1.6A as proposed.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS81	Mark Grenville Gascoigne	Oppose	2273.36	Aaron Grey	Insert into Section G2 a list of walkable catchment areas.	Walkable Catchments	WC General
FS81	Mark Grenville Gascoigne	Oppose	2273.37	Aaron Grey	Amend the definitions of "building and "building coverage" to refer to the definitions in the National Planning Standards in relation to the construction and use of residential dwellings.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2273.38	Aaron Grey	Amend the definition of "landscaped area" to remove reference to "pervious" in relation to paths. [Refer to full submission for proposed wording].	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2273.39	Aaron Grey	Delete the phrase "although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain" in the advice note beneath the definition of "floodplain".	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2273.40	Aaron Grey	Delete "Note: Auckland Council may prepare a future plan change that apples to coastal erosion hazard areas" below the definition of coastal erosion hazard area.	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2273.41	Aaron Grey	Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS81	Mark Grenville Gascoigne	Oppose	2273.42	Aaron Grey	Delete viewshaft E10 from Schedule 9 and the AUP maps.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2273.43	Aaron Grey	Delete any other viewshafts that unduly restrict development capacity anticipated by Policy 3 of the NPS-UD.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS81	Mark Grenville Gascoigne	Oppose	2273.44	Aaron Grey	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS81	Mark Grenville Gascoigne	Oppose	2273.45	Aaron Grey	Amend D24.4.3(A37) and D24.4.3(A38) so refer to dwellings that comply with and do not comply with Standard D24.6.3, deleting the minimum density requirements.	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	2273.46	Aaron Grey	Delete "restrictions on the numbers of people to be accommodated through zoning and density mechanisms and" from Policy D24.3(3)(a).	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	2273.47	Aaron Grey	Make consequential changes to the Flat Bush Precinct to remove all density requirements based on the Auckland Airport moderate aircraft noise area.	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	2273.48	Aaron Grey	Delete the Auckland International Airport Aircraft Noise Notification Area from the mapped extent of the Aircraft Noise Overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS81	Mark Grenville Gascoigne	Oppose	2273.49	Aaron Grey	Insert text into Section E12.5 in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.50	Aaron Grey	Insert text into E27.5(1) in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS81	Mark Grenville Gascoigne	Oppose	2273.51	Aaron Grey	Amend text as "in some cases has applied the Residential - Low Density Residential Zone to this land" is not inserted in Section E36.1.	Qualifying Matters A-I	Significant Natural Hazards
FS81	Mark Grenville Gascoigne	Oppose	2273.52	Aaron Grey	Delete these provisions (Objective E38.2(10)(e), Policies E38.3(31) and E38.3(32), Rules E38.4.2(A29A) to E38.4.2(A29D), Standards E38.8.2.7 to E38.8.2.9, Matters of discretion E38.12.1(10) and E38.12.1(11), Assessment criteria E38.12.2(10) and E38.12.2(11)) from E38 and instead insert an Infrastructure Constraints Overlay section that includes these provisions. [Refer to the example overlay in Appendix 3, page 105 - 109 of the full submission].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.53	Aaron Grey	Replace insert "(except for subdivision around MDRS compliant development", insert "(unless Policy E38.3(6) applies)" in Policy E38.3(13).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.54	Aaron Grey	Delete Policy E38.3(35).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.55	Aaron Grey	Split Table E38.4.1 into two tables [to clarify ambiguity to rules related to qualifying matters not being given regard to when necessary]. First table including activities (A1) to (A6), (A12), and, the second table including activities (A7), (A8), (A9), (A10), (A11) and (A13). [Refer to the submission (page 37) for further details].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.56	Aaron Grey	Amend Table E38.2 to delete (A13A) to (A13G) from Table E38.4.2, including Note 1. Delete Standards E38.8.2 and E38.8.2.2 and make the changes to Table E38.4.2, Standards E38.8.1A.1 and E38.8.1A.2 as detailed in Appendix 4 [page 110 of submission]. If they are to be retained, relocate activities (A13A) to (A13G) to a new Activity Table.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.57	Aaron Grey	Delete subclauses (2A) and (2B) on the basis that all relevant activities will be covered by clause (1) in E38.5.	Subdivision	Urban Subdivision

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FS81	Mark Grenville Gascoigne	Oppose	2273.58	Aaron Grey	Insert clause in Standard E38.2.6 to enable development beyond the extent necessary to accommodate qualifying matters, If the Special Character Overlay is to be retained. [Refer to proposed wording in the full submission (page 39)].	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.59	Aaron Grey	Amend the size requirements under Tables E38.2.3.1 and E38.8.3.1.1 to match the size requirements in the MHU zone, if the Low Density Zone is to be retained.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.60	Aaron Grey	Amend the size requirements for the THAB zone under Tables E38.8.2.3.1 and E38.8.3.1.1 to match the size requirements in the Mixed Housing Urban Zone.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.61	Aaron Grey	Delete Standards E38.8.2.7 and E38.8.2.8 and insert special information requirements for each of these activities to achieve the requirements of subclause (1). Relocate these provisions into a new Infrastructure Constraints Overlay section.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.62	Aaron Grey	Delete subclauses (2)(a) and (2)(b) or replace these with: “the effect of the design and layout of the proposed sites created” to be consistent with E38.12.1(6). Consequential changes to E38.11.2(2) would be required.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.63	Aaron Grey	Delete assessment criterion E38.11.2(2)(c)(iii). Alternatively, insert “… as a result of the proposed subdivision boundaries” to the end of assessment criterion E38.11.2(2)(c)(iii).	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.64	Aaron Grey	Insert “If the site is an area subject to the Infrastructure – Combined Water and/or Wastewater Constraints Control…" as necessary or split out E38.12.1(11) and E38.12.2(11) to cover Infrastructure - Combined Wastewater Network Control and the Infrastructure - Water and/or Wastewater Constraints Control separately.	Subdivision	Urban Subdivision
FS81	Mark Grenville Gascoigne	Oppose	2273.65	Aaron Grey	Amend sections H3.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording	Single House Zone provisions	H3 Single House Zone Provisions
FS81	Mark Grenville Gascoigne	Oppose	2273.66	Aaron Grey	Amend sections H4.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording].	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS81	Mark Grenville Gascoigne	Oppose	2273.67	Aaron Grey	Amend Objective HA.2(3) and Policy H3A.3(6) by replacing “Community activities” with “Non-residential activities", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.68	Aaron Grey	Amend Objective H3A.2(4) and Policy H3A.3(7) to restrict development further to that which is provided for under sections 77I and 77O of the RMA, if the LDR Zone is not deleted. Refer to the full submission for proposed wording.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.69	Aaron Grey	Amend Standard H3A.6.7 and Figure H3A.6.7 by replacing "8m with "11m", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.70	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H3A.4.1.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.71	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H5.4.1.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.72	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H6.4.1	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.73	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H3A.4.1, for discretionary and non-complying activities ((A4), (A5), (A6), (A7), (A9), (A31), (A33)).	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.74	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H5.4.1, for discretionary and non-complying activities [H5.4.1(2B)].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.75	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H6.4.1, for discretionary and non-complying activities [H6.4.1(2B)].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.76	Aaron Grey	Amend Standard H3A.6.8(1) to replace application of HIRB from "all" to "side and rear" boundaries.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.77	Aaron Grey	Delete "(excluding corner sites)" from Table [H]3A.6.9.1.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.78	Aaron Grey	Amend Standard H3A.6.9(3) to delete reference to H3A.6.9(2).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.79	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H3A.6.12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.80	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H5.6.11	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.81	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.82	Aaron Grey	Delete rule H3A.4.1(A3) (with consequential changes to rule H3A.4.1(A2) to make two or three dwellings per site a permitted activity), delete matter of discretion H3A.8.1(3) and assessment criteria H3A.8.2(9), if the LDR Zone is not deleted. Alternatively, delete matter of discretion H3A.8.1(3)(a) and delete assessment criteria H3A.8.2(9)(a), H3A.8.2(9)(b), H3A.8.2(9)(c), H3A.8.2(9)(d) and H3A.8.2(9)(e) (retaining matter of discretion H3A.8.1(3)(b) and assessment criterion H3A.8.2(9)(f).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.83	Aaron Grey	Delete the assessment criteria in sections H3A.8.2(9)(a), H5.8.2(2)(a), H5.8.2(3)(a), H6.8.2(2)(a) and H6.8.2(3)(a).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.84	Aaron Grey	Delete Policy H5.3(6A)(i).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.85	Aaron Grey	Delete Policies H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.86	Aaron Grey	Delete Policies H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.87	Aaron Grey	Delete matters of discretion in sections H5.8.1(1)(c), H5.8.1(2)(d), H5.8.1(3)(d), and the assessment criteria in sections H5.8.2(1) (f), H5.8.2(2)(i), H5.8.2(3)(l)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.88	Aaron Grey	Delete sections H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and the assessment criteria in sections H6.8.2(1)(f)(i), H[6].8.2(2)(m)(i) and H[6].8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.89	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.90	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.91	Aaron Grey	Delete Standards H5.6.19, H5.6.20 and H5.6.21 from the list of standards to be complied with for activity H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.92	Aaron Grey	Delete Standards H6.6.20, H6.6.21 and H6.6.22 from the list of standards to be complied with for activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.93	Aaron Grey	Replace the text in this column for activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A32) H5.4.1(A32A) with "the same standards as applies to the land use activity that building is designed to accommodate" and replace the text in this column for activities H5.4.1(A31), H5.4.1(A31A), with "the same standards as applies to the land use activity that building is accessory to", if the 'Standards to be complied with' columns is not deleted. Consequentially, activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) could be deleted and no changes need be made to activities H5.4.1(A31), H5.4.1(A32).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.94	Aaron Grey	Replace the text in this column for activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A33) and H6.4.1(A33A) with "the same standards as applies to the land use activity that building is designed to accommodate" and replace the text in this column for activities H6.4.1(A32) and H6.4.1(A32A) with "the same standards as applies to the land use activity that building is accessory to", if the 'Standards to be complied with' columns is not deleted. Consequentially, activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) could be deleted and no changes need be made to activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.95	Aaron Grey	Replace "development of up to three dwellings" with "up to three dwellings per site" and "development of four or more dwellings" with "four or more dwellings per site" (unless this conflicts with the relief sought below), if activities H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.96	Aaron Grey	Replace "development of up to three dwellings" with "up to three dwellings per site" and "development of four or more dwellings" with "four or more dwellings per site" (unless this conflicts with the relief sought below), if activities H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) are retained,	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.97	Aaron Grey	Replace "development of four or more dwellings" with "all other development", if activities H5.4.1(A30A), H5.4.1(A31A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.98	Aaron Grey	Replace "development of four or more dwellings" with "all other development", if activities H6.4.1(A31A) and H6.4.1(A32A) are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.99	Aaron Grey	Delete H5.5(5) and H6.5(5) and retain H5.5(1)(b), ensuring that H5.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.100	Aaron Grey	Ensure that H6.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.101	Aaron Grey	Delete Standard H5.6.3A.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.102	Aaron Grey	Delete Standard H6.6.4A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.103	Aaron Grey	Retain Standard H5.6.5(2)(b). If the LDR Zone is not deleted (see above), then insert a provision equivalent to Standard H5.6.5(2)(b) in Standard H3A.6.8.1.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.104	Aaron Grey	Retain H6.6.6(2)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.105	Aaron Grey	Split Standards H5.6.8 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.106	Aaron Grey	Split Standards H6.6.9 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.107	Aaron Grey	Split Standards H5.6.11, H5.6.12, H5.6.14 H5.6.18 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.108	Aaron Grey	Split Standards H6.6.6, H6.6.12, H6.6.13, H6.6.15 and H6.6.19 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.109	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H5.6.11(5).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.110	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H6.6.12(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.111	Aaron Grey	Amend Standard H5.6.12 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.112	Aaron Grey	Amend Standard H6.6.13 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.113	Aaron Grey	Insert definitions for "at ground level" and "above ground floor level". [Refer to full submission (page 52) for proposed wording].	Plan making and procedural	Definitions
FS81	Mark Grenville Gascoigne	Oppose	2273.114	Aaron Grey	Delete Standards H5.6.14(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.115	Aaron Grey	Delete Standards H6.6.15(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.116	Aaron Grey	Amend Standard H5.6.18 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.117	Aaron Grey	Amend Standard H6.6.19 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.118	Aaron Grey	Amend Standard H5.6.19 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.119	Aaron Grey	Amend Standard H6.6.20 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.120	Aaron Grey	Amend Standard H5.6.20 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.121	Aaron Grey	Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.122	Aaron Grey	Amend Standard H5.6.21 for measurability. [Refer to full submission (page 55 and 56) for details of proposed plan text].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.123	Aaron Grey	Amend Standard H6.6.22 for measurability. [Refer to full submission (page 55 and 56) for proposed wording].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.124	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.125	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.126	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H5.8.1(2)(i)A.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.127	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H6.8.1(2)(i)A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.128	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(ib).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.129	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(ib).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.130	Aaron Grey	Replace matters of discretion in section H5.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.131	Aaron Grey	Replace matters of discretion in section H6.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.132	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.133	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.134	Aaron Grey	Delete the assessment criteria in section H5.8.1(3)(a)(i)C.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.135	Aaron Grey	Delete the assessment criteria in section H6.8.1(3)(a)(i)C..	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.136	Aaron Grey	Delete the assessment criteria in section H5.8.2(2)(ac).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.137	Aaron Grey	Delete the assessment criteria in section H6.8.2(2)(ac).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.138	Aaron Grey	Replace Policies H6.3(A1), H6.3(1) and H6.3(2)(a) with suggested revised policy. [wording detailed in the full submission, refer to page 58 and 59].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.139	Aaron Grey	Replace "Dwellings (up to three)" with "Up to three dwellings per site" for H6.4.1(A3). Replace "Dwellings (four or more)" with "Four or more dwellings per site" for H6.4.1(A4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.140	Aaron Grey	Insert "… side and rear boundaries…" at Standard H6.6.6(1B)- (1C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.141	Aaron Grey	Amend Standard H8.6.2 and/or Map H8.11.3 to remove the general height limit of 72.5 m.	Business Zones provisions	City Centre Zone - height provisions
FS81	Mark Grenville Gascoigne	Oppose	2273.142	Aaron Grey	Delete Standard H10.6.1(1A).	Business Zones provisions	Town Centre Zone - provisions
FS81	Mark Grenville Gascoigne	Oppose	2273.143	Aaron Grey	Amend Standard H16.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Heavy Industry Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.144	Aaron Grey	Amend Standard H17.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Light Industry Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.145	Aaron Grey	Amend Standard H22.6.4 to insert an additional provision that specifies Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.146	Aaron Grey	Delete “the Future Urban zone” from the inserted text in Table H30.6.1.1	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.147	Aaron Grey	Delete following Precinct text 'The rules in Activity Table [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. The standards in [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying [X] Zone and for the construction and use of up to 3 dwellings per site.' from all precincts and consequential amendments are made to standards as necessary to ensure that MDRS development is only restricted when a qualifying matter qualifies.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS81	Mark Grenville Gascoigne	Oppose	2273.148	Aaron Grey	Delete Flat Bush Precinct from the urban zones to the greatest extent possible so that greater reliance is given to the underlying zone and Auckland-wide provisions (giving regard to the potential changes attached as appendix 5), or alternatively amend as set out on page 63 of the submission including but not limited to deleting I412.4.1(A14), amend I412.4.1(A20) to only refer to subdivision, delete the minimum and average lot sizes for Sub-precincts A, D, E, F and H from Table I412.6.2.1.1 and delete the minimum site dimensions for Sub-precincts A, B, D, E, F and H from Table I412.6.2.2.1.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.149	Aaron Grey	Delete the "zone and precinct standards to be complied with" column, given that the underlying zone provisions are now heavily relied on.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.150	Aaron Grey	Delete activities (A7) and (A9) (“four or more dwellings” and “integrated residential development”) and associated provisions given that full reliance can now be made on the underlying zone provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.151	Aaron Grey	Delete Standard I449.6.2.2, given that these requirements are now no different from the Auckland-wide standards.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.152	Aaron Grey	Delete Standard I433.6.2(1).	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.153	Aaron Grey	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 consistent with the memo attached in Appendix 7 [page 168-170 of submission].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.154	Aaron Grey	Delete Millwater South Precinct to the greatest extent possible, particularly in relation to provisions that are proposed to be retained due to a local character and local amenity qualifying matter.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.155	Aaron Grey	Relocate Objective H3A.2(6) (if retained) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.156	Aaron Grey	Relocate Objective H3A.2(7) to Section D21	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.157	Aaron Grey	Relocate Objective H3A2(8) to Section D9, D10, D11 and D17.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.158	Aaron Grey	Relocate Objective H3A.2(9) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.159	Aaron Grey	Relocate Objective H3A.2(11) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.160	Aaron Grey	Relocate Policy H3A.3(8) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.161	Aaron Grey	Relocate Policy H3A.3(9) to Section D9, D10 and D11.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.162	Aaron Grey	Relocate Policy H3A.3(10) to Section D21.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.163	Aaron Grey	Relocate Policy H3A.3(13) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.164	Aaron Grey	Relocate Policy H3A.3(14) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.165	Aaron Grey	Relocate Policy H3A.3(15) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.166	Aaron Grey	Relocate Policy H3A.3(16) to Section D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.167	Aaron Grey	Relocate Policy H3A.3(17) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.168	Aaron Grey	Relocate Activity H3A.4.1(A4) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.169	Aaron Grey	Relocate Activity H3A.4.1(A5) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.170	Aaron Grey	Relocate Activity H3A.4.1(A6) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.171	Aaron Grey	Relocate Activity H3A.4.1(A7) to Section D12.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.172	Aaron Grey	Relocate Activity H3A.4.1(A8) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.173	Aaron Grey	Relocate Activity H3A.4.1(A9) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.174	Aaron Grey	Relocate Activity H3A.4.1(A10) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.175	Aaron Grey	Relocate Activity H3A.4.1(A20) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.176	Aaron Grey	Relocate Activity H3A.4.1(A31) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.177	Aaron Grey	Relocate Activity H3A.4.1(A32) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.178	Aaron Grey	Relocate Activity H3A.4.1(A33) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.179	Aaron Grey	Relocate Activity H3A.4.1(A34) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.180	Aaron Grey	Relocate Activity H3A.4.1(A35) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.181	Aaron Grey	Relocate Activity H3A.4.1(A36) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.182	Aaron Grey	Relocate Activity H3A.4.1(A37) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.183	Aaron Grey	Relocate Activity H3A.4.1(A38) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.184	Aaron Grey	Relocate Standard H3A.6.4 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.185	Aaron Grey	Relocate Standard H3A.6.5 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.186	Aaron Grey	Relocate Standard H3A.6.8.1(2) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.187	Aaron Grey	Relocate Standard H3A.6.6 to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.188	Aaron Grey	Relocate Standard H3A.6.7(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.189	Aaron Grey	Relocate Standard H3A.6.8(2) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.190	Aaron Grey	Relocate Standard H3A.6.10(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.191	Aaron Grey	Relocate Standard H3A.6.11(2) to (4), to Section D9.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.192	Aaron Grey	Relocate Standard H3A.6.12(3) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.193	Aaron Grey	Relocate Standard H3A.7.2(1) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.194	Aaron Grey	Relocate Standard H3A.7.2(2) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.195	Aaron Grey	Relocate Standard H3A.8.1(4) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.196	Aaron Grey	Relocate Standard H3A.8.1(5) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.197	Aaron Grey	Relocate Standard H3A.8.2(4)(i)-(k) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.198	Aaron Grey	Relocate Standard H3A.8.2(10) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.199	Aaron Grey	Relocate Standard H3A.8.2(11) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.200	Aaron Grey	Relocate Objective H5.2(10) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.201	Aaron Grey	Relocate Policy H5.3(13) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.202	Aaron Grey	Relocate Policy H5.3(15) to Section D9.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.203	Aaron Grey	Relocate Policy H5.3(16) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.204	Aaron Grey	Relocate Policy H5.3(17) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.205	Aaron Grey	Relocate Activity H5.4.1(A2A) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.206	Aaron Grey	Relocate Activity H5.4.1(A2B) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.207	Aaron Grey	Relocate Activity H5.4.1(14A) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.208	Aaron Grey	Relocate Activity H5.4.1(14B) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.209	Aaron Grey	Relocate Activity H5.4.1(14C) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.210	Aaron Grey	Relocate Activity H5.4.1(32A) to [Section D9]	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.211	Aaron Grey	Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.212	Aaron Grey	Relocate Standard H5.6.3C to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.213	Aaron Grey	Relocate Standard H5.6.5(2) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.214	Aaron Grey	Relocate Standard H5.6.10(2) to Section D9.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.215	Aaron Grey	Relocate H5.7.1(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.216	Aaron Grey	Relocate H5.7.2(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.217	Aaron Grey	Relocate H5.8.1(6) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.218	Aaron Grey	Relocate H5.8.1(7) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.219	Aaron Grey	Relocate H5.8.2(4)(f) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.220	Aaron Grey	Relocate H5.8.2(22) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.221	Aaron Grey	Relocate H5.8.2(21) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.222	Aaron Grey	Relocate ObjectiveH6.2(9) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.223	Aaron Grey	Relocate Policy H6.3(13) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.224	Aaron Grey	Relocate Policy H6.3(15) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.225	Aaron Grey	Relocate Activity H6.4.1(A2A) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.226	Aaron Grey	Relocate Activity H6.4.1(A2B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.227	Aaron Grey	Relocate Activity H6.4.1(3B) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.228	Aaron Grey	Relocate Activity H6.4.1(3C) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.229	Aaron Grey	Relocate Activity H6.4.1(33B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.230	Aaron Grey	Relocate Standard H6.6.4B to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.231	Aaron Grey	Relocate Standard H6.6.4C to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.232	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.233	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.234	Aaron Grey	Relocate H6.7.2(1) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.235	Aaron Grey	Relocate H6.8.1(6) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.236	Aaron Grey	Relocate H6.8.1(7) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.237	Aaron Grey	Relocate H6.8.2(22) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.238	Aaron Grey	Relocate H6.8.2(21) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS81	Mark Grenville Gascoigne	Oppose	2273.239	Aaron Grey	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.240	Aaron Grey	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.241	Aaron Grey	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.242	Aaron Grey	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.243	Aaron Grey	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.244	Aaron Grey	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.245	Aaron Grey	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.246	Aaron Grey	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.247	Aaron Grey	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.248	Aaron Grey	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.249	Aaron Grey	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.250	Aaron Grey	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS81	Mark Grenville Gascoigne	Oppose	2273.25 1	Aaron Grey	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 2	Aaron Grey	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 3	Aaron Grey	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 4	Aaron Grey	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 5	Aaron Grey	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 6	Aaron Grey	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 7	Aaron Grey	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 8	Aaron Grey	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.25 9	Aaron Grey	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.26 0	Aaron Grey	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.26 1	Aaron Grey	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.26 2	Aaron Grey	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.26 3	Aaron Grey	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.26 4	Aaron Grey	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.26 5	Aaron Grey	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS81	Mark Grenville Gascoigne	Oppose	2273.266	Aaron Grey	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.267	Aaron Grey	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.268	Aaron Grey	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.269	Aaron Grey	Delete I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.270	Aaron Grey	Delete I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.271	Aaron Grey	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.272	Aaron Grey	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.273	Aaron Grey	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS81	Mark Grenville Gascoigne	Oppose	2273.274	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.275	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.276	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.277	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Special Housing Area precincts and within the urban environment that is adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business – Local Centre or Business – Town Centre.	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	2273.278	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Special Housing Area precincts and within the urban environment currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	SHA Precincts
FS81	Mark Grenville Gascoigne	Oppose	2273.279	Aaron Grey	Delete any provisions of the Special Housing Area precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	SHA Precincts

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FS81	Mark Grenville Gascoigne	Oppose	2273.280	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land that is adjacent (within 400 m, subject to the position of defensible boundaries) to land at Kumeu and Huapai currently zoned Business – Town Centre.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.281	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Kumeu- Huapai currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.282	Aaron Grey	Delete any provisions of the Huapai Triangle and Huapai 1 precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.283	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all land within Maraetai currently zoned Residential – Single House.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.284	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS81	Mark Grenville Gascoigne	Oppose	2273.285	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS81	Mark Grenville Gascoigne	Oppose	2273.286	Aaron Grey	Amend text of 1449.1 as follows: 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS82	Marc Barron	Support	504.1	Charles H Levin	See PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS82	Marc Barron	Support	504.2	Charles H Levin	See PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS82	Marc Barron	Support	504.3	Charles H Levin	Include a rule for any new buildings or structures within an extent of Place (including the Renall Street, Ponsonby Historic Heritage Extent of Place) to have a restricted discretionary activity status.	Qualifying Matters A-I	Historic Heritage (D17)
FS82	Marc Barron	Support	504.4	Charles H Levin	Include rules in Chapter D17 Historic Heritage to more clearly protect the setting of the Renall Street, Ponsonby sites (and if necessary the setting of all Category A sites) as a Historic Heritage Extent of Place. See submission for details.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	504.5	Charles H Levin	Include a new local public viewshaft to Schedule 11 Local Public View Schedule to protect the views from Renall Street, Ponsonby to the City Centre zone.	Schedules and Appendices	Schedule 11 Local Public View Schedule
FS82	Marc Barron	Support	504.6	Charles H Levin	Impose a 13m height variation control for all properties in the Business Town Centre zone east of Ponsonby Road, specifically in relation to the properties adjacent to the entrance to Renall Street and at 3-7 Margaret Street and 100 College Hill, Freemans Bay.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS82	Marc Barron	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS82	Marc Barron	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS82	Marc Barron	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS82	Marc Barron	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriaten ess of QM (Special Character)
FS82	Marc Barron	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre
FS82	Marc Barron	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS82	Marc Barron	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS82	Marc Barron	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS82	Marc Barron	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS82	Marc Barron	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS82	Marc Barron	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS82	Marc Barron	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS82	Marc Barron	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis
FS82	Marc Barron	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS82	Marc Barron	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS82	Marc Barron	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)
FS82	Marc Barron	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS82	Marc Barron	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS82	Marc Barron	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS82	Marc Barron	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS82	Marc Barron	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS82	Marc Barron	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS82	Marc Barron	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre

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FS82	Marc Barron	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS82	Marc Barron	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS82	Marc Barron	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS82	Marc Barron	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourho od - Methodology (centre selection)
FS82	Marc Barron	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensificatio n
FS82	Marc Barron	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS82	Marc Barron	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriaten ess of QM (Special Character)
FS82	Marc Barron	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS82	Marc Barron	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/are a to SCAB

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FS82	Marc Barron	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS82	Marc Barron	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS82	Marc Barron	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS82	Marc Barron	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS82	Marc Barron	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS82	Marc Barron	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS82	Marc Barron	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS82	Marc Barron	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology
FS82	Marc Barron	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS82	Marc Barron	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)

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FS82	Marc Barron	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS82	Marc Barron	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS82	Marc Barron	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS82	Marc Barron	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS82	Marc Barron	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal
FS82	Marc Barron	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS82	Marc Barron	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

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FS82	Marc Barron	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS82	Marc Barron	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS82	Marc Barron	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS82	Marc Barron	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS82	Marc Barron	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)
FS82	Marc Barron	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal

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FS82	Marc Barron	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS82	Marc Barron	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS82	Marc Barron	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General
FS82	Marc Barron	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS82	Marc Barron	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS82	Marc Barron	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS82	Marc Barron	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS82	Marc Barron	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS82	Marc Barron	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS82	Marc Barron	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS82	Marc Barron	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS82	Marc Barron	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS82	Marc Barron	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS82	Marc Barron	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS82	Marc Barron	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS82	Marc Barron	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS82	Marc Barron	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS82	Marc Barron	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS82	Marc Barron	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS82	Marc Barron	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS82	Marc Barron	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS82	Marc Barron	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS82	Marc Barron	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS82	Marc Barron	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS82	Marc Barron	Support	2193.1	St Mary’s Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS82	Marc Barron	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS82	Marc Barron	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS82	Marc Barron	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS82	Marc Barron	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS82	Marc Barron	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS82	Marc Barron	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS82	Marc Barron	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS82	Marc Barron	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS82	Marc Barron	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS82	Marc Barron	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS82	Marc Barron	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS82	Marc Barron	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS82	Marc Barron	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS82	Marc Barron	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS82	Marc Barron	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS82	Marc Barron	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS82	Marc Barron	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS82	Marc Barron	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS83	Heidi Baker	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre
FS83	Heidi Baker	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS83	Heidi Baker	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS83	Heidi Baker	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS83	Heidi Baker	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS83	Heidi Baker	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS83	Heidi Baker	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS83	Heidi Baker	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis
FS83	Heidi Baker	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS83	Heidi Baker	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS83	Heidi Baker	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS83	Heidi Baker	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS83	Heidi Baker	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS83	Heidi Baker	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre
FS83	Heidi Baker	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS83	Heidi Baker	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS83	Heidi Baker	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification
FS83	Heidi Baker	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS83	Heidi Baker	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS83	Heidi Baker	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS83	Heidi Baker	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS83	Heidi Baker	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS83	Heidi Baker	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS83	Heidi Baker	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS83	Heidi Baker	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS83	Heidi Baker	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General
FS83	Heidi Baker	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS83	Heidi Baker	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS83	Heidi Baker	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

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FS83	Heidi Baker	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS83	Heidi Baker	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS83	Heidi Baker	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS83	Heidi Baker	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS83	Heidi Baker	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	2193.1	St Mary's Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS83	Heidi Baker	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS83	Heidi Baker	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS83	Heidi Baker	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS83	Heidi Baker	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS83	Heidi Baker	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	351.1	iSolutions	Approve the overall intent of the plan change to enable higher density residential development across Auckland.	Plan making and Procedural	General
FS83	Heidi Baker	Oppose	351.2	iSolutions	Approve the Mixed Housing Urban zone in the majority of suburbs and the THAB zone around business hubs and transport nodes.	Plan making and Procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	351.3	iSolutions	Reject the restriction of higher density development due to lack of infrastructure. Review and apply an evidence-based forecast of the infrastructure demand as a result of the intensification, in the short, medium and long term; based on which infrastructure provisions should be planned and delivered.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	351.4	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sturges Road. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sturges Rd
FS83	Heidi Baker	Oppose	351.5	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Henderson. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Henderson
FS83	Heidi Baker	Oppose	351.6	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Ranui. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Rānui
FS83	Heidi Baker	Oppose	351.7	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Glen Eden. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Glen Eden
FS83	Heidi Baker	Oppose	351.8	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sunnyvale. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sunnyvale
FS83	Heidi Baker	Oppose	351.9	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	351.10	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS83	Heidi Baker	Oppose	351.11	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS83	Heidi Baker	Oppose	351.12	iSolutions	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	351.13	iSolutions	Reject excluding MDRS in the case of four or more dwellings in the Mixed Housing Urban and THAB zones. Apply the MDRS standard regardless of the number of dwellings i.e. also in the case of four or more dwellings.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	351.14	iSolutions	Reject in its entirety the Deep soil area and canopy tree standard.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	636.1	Glenbrook Beach Residents and Ratepayers Association	Approve the plan change without any amendments. Particularly the exclusion of small settlements of less than 5000 people from MDRS and THAB zoning.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	665.1	Bosnyak Investment Limited	Approve the proposed zoning of Low Density Residential Zone at 14 Bella Vista Road and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	665.2	Bosnyak Investment Limited	Retain the proposed Special Character Areas Residential overlay at 14 Bella Vista Road and surrounding residential area, Herne Bay and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay (identified as Herne Bay West Special Character Area).	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS83	Heidi Baker	Oppose	665.3	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zoning as notified on 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street,10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	665.4	Bosnyak Investment Limited	Support the removal of the Special Character Overlay - Residential as notified from 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street, 10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Qualifying Matters Special Character	Special Character Residential - general or non-specific
FS83	Heidi Baker	Oppose	665.5	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay as notified, and retain the intensified development standards.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	665.6	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay, and retain the intensified development standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	703.1	Rutherford Rede Limited	Retain Objective H13.2(10) and Policy H13.3(12A) as notified.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	703.2	Rutherford Rede Limited	Approve the City Centre walkable catchment includes the Business Mixed Use zoned sites on the north side of College Hill, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Oppose	703.3	Rutherford Rede Limited	Approve the 21m height standard applicable to the City Centre walkable catchment.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS83	Heidi Baker	Oppose	703.4	Rutherford Rede Limited	Approve the height in relation to boundary standards within the Business Mixed Use zone applicable to the walkable catchment, as notified.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	703.5	Rutherford Rede Limited	Remove the Height Variation Control from the Business Mixed Use zone sites on the northern side of College Hill, Ponsonby including 107-109 College Hill, 101 College Hill, 99 College Hill, 95 College Hill, 93 College Hill, 91 College Hill, 89 College Hill, 87 College Hill, 83-85 College Hill, Ponsonby.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS83	Heidi Baker	Oppose	812.1	Iain McManus	Amend H10.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	812.2	Iain McManus	Amend H11.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	812.3	Iain McManus	Amend H12.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS83	Heidi Baker	Oppose	812.4	Iain McManus	Amend H13.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	812.5	Iain McManus	Amend the definition of deep soil area to allow open slatted decking and pergolas within a deep soil area or a portion of a deep soil area so that landowners can have part of an outdoor living space within a deep soil area.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	812.6	Iain McManus	Review Council's application of Section 77G(6) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	812.7	Iain McManus	Review Councils application of Section 77I of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	812.8	Iain McManus	Review Councils application of Section 80E(1)(b)(iii) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	812.9	Iain McManus	Reject Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under section 77I of the RMA and clause 3.32 of the NPS-UD.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	812.10	Iain McManus	Reject application of Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under sections 32, 77J and 77L of the RMA.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	812.11	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be rezoned for greater intensification.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	812.12	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be zoned THAB.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	812.13	Iain McManus	Apply separate controls for water constraints and wastewater constraints if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	812.14	Iain McManus	Apply matters of discretion criteria that only require assessment of the network/ constraint that caused the control to be applied if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	812.15	Iain McManus	Delete objective H3A.2(4) in its entirety. Objective H3A.2(1) covers similar ground in a more appropriate way.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.16	Iain McManus	Amend to explicitly link each objective in H3A.2(5) to (11) to the relevant qualifying matter to provide more certainty for applicants and council planners when assessing applications.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.17	Iain McManus	Delete objective H3A.2(13); or amend this objective to remove the conflict with the zone description, objective (1) and standard H3A.6.7 Building height; or amend the zone description, objective (1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.18	Iain McManus	Delete objective H3A.2(7) in its entirety as it adds nothing to its related objective H3A.2(4).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.19	Iain McManus	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wahi tapu, and other taonga.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	812.20	Iain McManus	Delete objective H3A.3(18); or amend this objective to remove the conflict with the zone description, objective H3A.2(1) and standard H3A.6.7 Building height; or amend the zone description, objective H3A.2(1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.21	Iain McManus	Delete rule H3A.5(4) in its entirety as it conflicts with H3A.5(3).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.22	Iain McManus	Amend the riparian yard requirement in Table H3A.6.9.2 as follows: - 10m from the edge of all other permanent and intermittent streams. Use of word is unclear.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.23	Iain McManus	Add a new standard - H3A.6.18 Residential waste management containing the same residential waste management standards as proposed for the MHU and THAB zones, minus the requirement for paved surfaces along the bin transport route (see the submitter's submissions on the MHU and THAB zones for the reason for that deletion).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	812.24	Iain McManus	Delete Policy H5.3(14) as it is unclear how it is to be applied.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	812.25	Iain McManus	Delete policy H5.5(6) as there is no sound resource management basis for the approach to notification required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.26	Iain McManus	Apply the MDRS in standard H5.6.11(3) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.27	Iain McManus	Apply the MDRS in standard H5.6.12(A1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.28	Iain McManus	Delete standard H5.6.12(9)(d) as the alignment of all outlook spaces for a unit the principal private outdoor living space is difficult for most developments. Replace with a new standard H5.6.12(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.29	Iain McManus	Apply the MDRS in standard H5.6.14(A1) and (B1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.30	Iain McManus	Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	812.31	Iain McManus	Amend H5.6.19 (if not deleted) as follows: (1) Any sites greater than 200m2 must provide a deep soil area that must comply with the following: (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m 2m dimensions; (b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that: (i) each deep soil area is a minimum of 60m2 with 3m 2m dimensions; and (ii) the combined total deep soil area is a minimum 10 per cent of the site area; (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.32	Iain McManus	Amend standard H5.6.20(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.33	Iain McManus	Amend standard H5.6.21(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpavedsurfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.34	Iain McManus	Approve standards H5.6.21(2), (4) and (5) as proposed.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.35	Iain McManus	Amend H5.8.1(1)(b)(i) as proposed in the plan change.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.36	Iain McManus	Amend H5.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, form and appearance: (i) whether the intensity and scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	812.37	Iain McManus	Relocate Table H5.9(3) to standard H5.6.19 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	812.38	Iain McManus	Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines): (7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained. (7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.39	Iain McManus	Approve rule D18.4(3) as proposed.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.40	Iain McManus	Amend activity D18.4(A1) to delete the standards listed in the “Standards to be complied with” column.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.41	Iain McManus	Amend standard D18.6.1A.2(3) as follows: (3) Where the minor dwelling is proposed as a standalone building on a front site, it must be sited to the rear of the existing principal dwelling.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.42	Iain McManus	Amend standard D18.6.1.2(1) as follows: (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45 60 degree recession plane measured from a point 3m 4m above the ground level along any boundary of the site.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.43	Iain McManus	Amend Figure D18.6.1.3.1 to illustrate the freedom provided by standard D18.6.1.3(2), namely to show one of the rear sites with 3m yards to the long boundaries and 1.2m yards to the short boundaries (or some other arrangement that is different to the arrangement shown for the other rear site).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.44	Iain McManus	Amend Table D18.6.1.4.1 as follows: to contain only two qualifiers - Site area of up to 200m2 = 55 percent Building coverage of net site area Site area greater than 200m2 = 50 percent building coverage of net site area	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.45	Iain McManus	Add consequential amendments to Table D18.6.1.5.1 to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.46	Iain McManus	Add consequential amendments to Table D18.6.1.6.1. to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.47	Iain McManus	Review the need to retain D18.8.1.1(B1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	812.48	Iain McManus	Review the need to retain D18.8.1.1(AB1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	812.49	Iain McManus	Amend policy H6.3(A4)(c) with the following revised wording (or words to similar effect): (c) limiting visual dominance effects on adjoining sites, to the extent practicable given the height permitted in the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	812.50	Iain McManus	Amend policy H6.3(A4)(f) as follows: (f) minimising limiting the maximum impervious area on a site in order to….	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	812.51	Iain McManus	Delete policy H6.3(14) in its entirety. It is unclear how the policy will be applied.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	812.52	Iain McManus	Delete activities H6.4(A3B) and H6.4(A3C) and all related provisions. These appear to be a 'cut and paste' error. And it is not good planning practice to zone for intensification and then prevent this due to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	812.53	Iain McManus	Delete rule H6.5(6) in its entirety. There is no sound resource management basis for the approach to notification under this clause.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.54	Iain McManus	Amend and replace standard H6.6.5(1)(a) with a standard that permits developments containing up to 3 dwellings to a height of 18m to enable 5 storeys with good urban design outcomes. In the event that the above relief is not granted, replace the proposed standard with one that permits developments containing up to 3 dwellings to the same height as permitted for developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.55	Iain McManus	Amend and replace standard H6.6.5(1)(b) with a standard that permits “any other development” outside a walkable catchment to a height of 18m to enable 5 storeys with good urban design outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.56	Iain McManus	Amend and replace standard H6.6.6(1) with a standard that permits developments containing up to 3 dwellings to the same height in relation to boundary as developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.57	Iain McManus	Amend standard H6.6.6(2) as follows: (2) Standards H6.6.6(1), and H6.6.6(2), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) do does not apply to a boundary, or part of a boundary, adjoining any of the following:…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.58	Iain McManus	Amend standard H6.6.6(3) as follows: (3) Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.59	Iain McManus	Amend standard H6.6.6(4) as follows: (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	812.60	Iain McManus	Amend the riparian yard requirement in Table H6.6.9.2 as follows: 10m from the edge of all other permanent and intermittent streams.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.61	Iain McManus	Apply the MDRS in standards H6.6.12(A1) and (A2) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.62	Iain McManus	Apply the MDRS in standard H6.6.13(A1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.63	Iain McManus	In the event that the relief sought in the submission point 812.62 is rejected, amend standard H6.6.13(2)(a)ii to make it clear whether this clause requires the outlook space at all levels of a building greater than 3 storeys (other than the ground floor, as per the exception in clause iii) to have a minimum 8m depth or only the outlook space for levels 4 and above.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.64	Iain McManus	Delete standard H6.6.13(9)(d) and replace it with a new standard H6.6.13(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.65	Iain McManus	Apply the MDRS in standards H6.6.15(A1) and (B1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.66	Iain McManus	Delete standard H6.6.20 in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.67	Iain McManus	Amend standard H6.6.20 (if not deleted) as follows: (1)(a) - minimum dimension of 2m not 3m (1)(b)(i) - minimum dimension of 2m not 3m (1)(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.68	Iain McManus	Amend standard H6.6.21(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.69	Iain McManus	Amend standard H6.6.22(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	812.70	Iain McManus	Approve standards H6.6.22(2), (4) and (5) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.71	Iain McManus	Amend H6.8.1(1)(b)(i) as proposed in the plan change.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.72	Iain McManus	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.73	Iain McManus	Delete H6.8.1(2)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.74	Iain McManus	Delete H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.75	Iain McManus	Amend criterion H6.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, building form and appearance: (i) whether the scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.76	Iain McManus	Delete criterion H6.8.2(1)(f) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.77	Iain McManus	Amend criterion H6.8.2(2)(aa) as follows: (aa) the extent to which the building location, scale, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone. The reference to 'high quality' has the potential to create problems at the resource consent stage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.78	Iain McManus	Amend criterion H6.8.2(2)(ab)(v) as set out below: (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by: (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.79	Iain McManus	Delete criterion H6.8.2(2)(m) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.80	Iain McManus	Delete criterion H6.8.2(3)(l) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	812.81	Iain McManus	Delete criterion H6.8.2(6)(g) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	812.82	Iain McManus	Amend and Relocate Table H6.9(3) to standard H6.6.20 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	836.1	North Eastern Investments Limited	See PC 71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments PC79 (Amendments to the transport provisions) PC 81 (Additions to Schedule 14 Historic Heritage Schedule) PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS83	Heidi Baker	Oppose	836.2	North Eastern Investments Limited	Remove [inferred] the “designation” recorded in the plan change Map Viewer on the land at 56 Fairview Avenue as a “Spatially Qualifying Matter”.	Qualifying Matters A-I	Designations
FS83	Heidi Baker	Oppose	836.3	North Eastern Investments Limited	Remove [inferred] any designation being applied to any land parcel in the Auckland region through the plan change Map Viewer where there is no supporting information as to why the designation is being applied.	Qualifying Matters A-I	Designations
FS83	Heidi Baker	Oppose	836.4	North Eastern Investments Limited	Retain a walkable catchment of 1200 metres or more for the city centre (refer Attachment 4, page 70/105 of submission)	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Oppose	836.5	North Eastern Investments Limited	Retain the walkable catchment pertaining to the submitter's land - 56 Fairview Avenue and 129 Oteha Valley Road, Albany.	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS83	Heidi Baker	Oppose	836.6	North Eastern Investments Limited	Amend (inferred) any plan change text which is not in accordance with the mandatory directions of the National Planning Standards, with particular reference to 'height'.	Plan making and procedural	Central Government process - mandatory requirements
FS83	Heidi Baker	Oppose	836.7	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Residential or other zones.	Height	Residential Height - Technical Elements (storeys to height)

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FS83	Heidi Baker	Oppose	836.8	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Business or other zones.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS83	Heidi Baker	Oppose	836.9	North Eastern Investments Limited	Remove (do not add) any added definition to the plan change text (in respect of height) for partial level, mezzanine, or similar term. Do not include any restriction on a partial level or mezzanine within a storey of a building.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	836.10	North Eastern Investments Limited	Remove (do not add) any qualifying matter to 56 Fairview Avenue or 129 Oteha Valley Road, Albany as an outcome of the plan change.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS83	Heidi Baker	Oppose	836.11	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to 56 Fairview Avenue or 129 Oteha Valley Road, Albany; delete all text changes in the plan change in relation to this; do not apply (erroneously) any flood plains, flood prone, flood sensitive mapping to this land.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	836.12	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to any land in the Auckland Region through the plan change.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	836.13	North Eastern Investments Limited	Delete the 'Further information (i)' (inferred 'Flood plains (i)') as a 'spatially qualifying matter' (which is opposed) applying to 32, 41, 43, 45 and 52 Springvale Drive, Albany (on the eastern boundary of 56 Fairview Avenue).	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	836.14	North Eastern Investments Limited	Delete all text amendments that are proposed (and which are opposed) for Chapter E36 Natural hazards and flooding of the AUP.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	836.15	North Eastern Investments Limited	Apply a new "Waikahikatea Precinct" (Attachment One of the submission), or variations of it, to 56 Fairview Avenue and 129 Oteha Valley Road. It proposes to encapsulate the previous decisions of the Court including the Network Discharge Consent provisions which prevent increased flood levels in the relevant (affected) streams.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS83	Heidi Baker	Oppose	836.16	North Eastern Investments Limited	Make amendments to the plan change to enable a supportive planning framework to enable intensive residential and mixed-use business development at 56 Fairview Avenue and 129 Oteha Valley Road, with additional height controls (and) with site-specific (Waikahikatea Precinct or similar) provisions for the treatment of the streams and riparian margins in a similar manner to the previous Environment Court Consent Orders and (from 2009-2016), inclusive of any consequential changes to the plan change (and PC71, PC79 and PC80) text to secure that outcome.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS83	Heidi Baker	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English interpreter for all Te Reo at hearing	Plan making and procedural	Consultation and engagement - general
FS83	Heidi Baker	Oppose	839.1	Russell Property Group	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	839.2	Russell Property Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS83	Heidi Baker	Oppose	839.3	Russell Property Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	839.4	Russell Property Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	839.5	Russell Property Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	839.6	Russell Property Group	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS83	Heidi Baker	Oppose	839.7	Russell Property Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	839.8	Russell Property Group	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	839.9	Russell Property Group	Remove reference to QM under E38.1 Introduction [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.10	Russell Property Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.11	Russell Property Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.12	Russell Property Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.13	Russell Property Group	Delete proposed amendments to E38.3 Policies. [refer to pages 14 and 15 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.14	Russell Property Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.15	Russell Property Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.16	Russell Property Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.17	Russell Property Group	Delete proposed amendments to E38.8.2 [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.18	Russell Property Group	Delete proposed amendments to E38.11.1 [refer to page 18 submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.19	Russell Property Group	Delete proposed amendments to E38.11.2 [refer to page 18 and 19 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.20	Russell Property Group	Delete proposed amendments to E38.12.1 [refer to page 19 of the submission for further details].	Subdivision	Urban Subdivision

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FS83	Heidi Baker	Oppose	839.21	Russell Property Group	Delete proposed amendments to E38.12.2 [refer to page 19 and 20 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	839.22	Russell Property Group	Delete LDR zone in its entirety [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	839.23	Russell Property Group	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	839.24	Russell Property Group	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS83	Heidi Baker	Oppose	839.25	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	839.26	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	839.27	Russell Property Group	Extend the mapped extent of the MHU zone to take in sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	839.28	Russell Property Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 22 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	839.29	Russell Property Group	Delete additional objectives inserted at H5.2 [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	839.30	Russell Property Group	Delete additional policies inserted at H5.3 [refer to page 23-26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	839.31	Russell Property Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 26 and 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	839.32	Russell Property Group	Retain proposed provisions under H5.5(4) [refer to page 27 - 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	839.33	Russell Property Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.34	Russell Property Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	839.35	Russell Property Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.36	Russell Property Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.37	Russell Property Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.38	Russell Property Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.39	Russell Property Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.40	Russell Property Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.41	Russell Property Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.42	Russell Property Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.43	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 33 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.44	Russell Property Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.45	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.46	Russell Property Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.47	Russell Property Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.48	Russell Property Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	839.49	Russell Property Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	839.50	Russell Property Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.51	Russell Property Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.52	Russell Property Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.53	Russell Property Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.54	Russell Property Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.55	Russell Property Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.56	Russell Property Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.57	Russell Property Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.58	Russell Property Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.59	Russell Property Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.60	Russell Property Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.61	Russell Property Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.62	Russell Property Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.63	Russell Property Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.64	Russell Property Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	839.65	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.66	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.67	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.68	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.69	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.70	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.71	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.72	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.73	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.74	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.75	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.76	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.77	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.78	Russell Property Group	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.79	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	839.80	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.81	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.82	Russell Property Group	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	839.83	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	839.84	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	839.85	Russell Property Group	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	839.86	Russell Property Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	839.87	Russell Property Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	839.88	Russell Property Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	839.89	Russell Property Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	839.90	Russell Property Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	839.91	Russell Property Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS83	Heidi Baker	Oppose	839.92	Russell Property Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	839.93	Russell Property Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	839.94	Russell Property Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.95	Russell Property Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.96	Russell Property Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.97	Russell Property Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.98	Russell Property Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.99	Russell Property Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.100	Russell Property Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.101	Russell Property Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.102	Russell Property Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	839.103	Russell Property Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.104	Russell Property Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.105	Russell Property Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.106	Russell Property Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.107	Russell Property Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	839.108	Russell Property Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.109	Russell Property Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.110	Russell Property Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.111	Russell Property Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.112	Russell Property Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.113	Russell Property Group	Retain the proposed deletion of ‘intensity’ from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	839.114	Russell Property Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.115	Russell Property Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.116	Russell Property Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.117	Russell Property Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.118	Russell Property Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.119	Russell Property Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	839.120	Russell Property Group	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.121	Russell Property Group	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.122	Russell Property Group	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.123	Russell Property Group	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.124	Russell Property Group	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.125	Russell Property Group	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.126	Russell Property Group	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.127	Russell Property Group	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	839.128	Russell Property Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	839.129	Russell Property Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	839.130	Russell Property Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	839.131	Russell Property Group	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	839.132	Russell Property Group	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	839.133	Russell Property Group	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	839.134	Russell Property Group	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	839.135	Russell Property Group	Rezone 150 - 170 Marua Road, Mount Wellington to THAB.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	839.136	Russell Property Group	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	840.1	Auckland City Centre Residents Group	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather that three different walkable catchments with three different distances.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	840.2	Auckland City Centre Residents Group	Add provisions in the Unitary Plan for future developments in the city centre that provide for Resource Consent conditions to include public benefits within, and beyond, the envelope of a particular building and that process/methodology be used for negotiation with developers in terms of the type and extent of a particular development.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS83	Heidi Baker	Oppose	840.4	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but recommend that specific changes are incorporated into the Unitary Plan so as to facilitate Auckland Council having the decision making authority as to the height, dimensions and form of different buildings, in different locations, spread across the city centre space, and including public benefits/space, sustainability and climate change initiatives together with traffic/transport considerations as considered appropriate by Council on a site by site basis.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	840.5	Auckland City Centre Residents Group	Amend phrase 'Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of our city' with 'Changes to current standards (and some new standards) to ensure that tall building are of a form that contributes to a well-functioning urban environment as determined on a site by site basis'.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	840.6	Auckland City Centre Residents Group	Support removal of FAR bonus standards from as all sites will have greater height and/or development capacity so transfer of floor space is no longer needed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	840.7	Auckland City Centre Residents Group	Note podium developments, narrowing as the height increases, which ensures maximum sunlight to all residential homes in the city centre. However, it needs to be Auckland Council who makes these decisions on a site by site basis given that Placemaking is the key means of achieving the Purposes of the Local Government Act 2002.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	840.8	Auckland City Centre Residents Group	Support provision for minimum dwelling size [H8.6.33] to ensure dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	840.9	Auckland City Centre Residents Group	Support provision for minimum floor to floor height [H8.6.27] to ensure that dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	840.10	Auckland City Centre Residents Group	Support provision of sunlight in outlook controls as Council has advised it intends to enforce for areas surrounding the city centre. City Centre residents expect their council, and governments, to ensure that the same rights apply to every residential area across all of Auckland and that Council will ensure this is respected through adherence to, and application of, Policy 1 of the NPSUD.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	840.11	Auckland City Centre Residents Group	Approve the maximum tower dimensions, setbacks from street and tower separation distances being maintained.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	840.12	Auckland City Centre Residents Group	Approve the continued management of City Centre precincts with area specific controls including height and development capacity.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS83	Heidi Baker	Oppose	840.13	Auckland City Centre Residents Group	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal

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FS83	Heidi Baker	Oppose	840.14	Auckland City Centre Residents Group	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	840.15	Auckland City Centre Residents Group	Reject reliance on Section 3.32 (h) as a means of preventing developments in SCA's. Consider this in breach of both the objectives and intention of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	840.16	Auckland City Centre Residents Group	Incorporate the Auckland Light Rail corridor into their current NPSUD so that decisions related to progress on the ALR corridor are supported by appropriate area maps showing intensification, zoning, walkable catchments and the required level of intensification around city, metropolitan and local centres.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	841.1	Villages of New Zealand Limited	In terms of enabling intensification outside of these arbitrary limits [regarding application of the 800m walkable catchment], it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl. On this basis, the catchment for the Highland Park metropolitan centre for Upzoning around Local Centre and Town Centres in line with NPS-UD Policy 3d should be extended to include Pakuranga Park Village and other above-mentioned properties located along Pakuranga Road, including Business Mixed Use Zone land [refer to pages 7-8 of the submission for further details, and includes properties at 189 Pigeon Mountain Road Half Moon Bay, 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road, 332 Pakuranga Road, 334S Pakuranga Road, 350 Pakuranga Road, 470 Pakuranga Road, 472 Pakuranga Road, 474 Pakuranga Road and 490 Pakuranga Road, Pakuranga].	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification
FS83	Heidi Baker	Oppose	841.2	Villages of New Zealand Limited	Amend the plan change provisions so that they give effect to the NPS-UD and RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	841.3	Villages of New Zealand Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	841.4	Villages of New Zealand Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	841.5	Villages of New Zealand Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	841.6	Villages of New Zealand Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	841.7	Villages of New Zealand Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	841.8	Villages of New Zealand Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	841.9	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

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FS83	Heidi Baker	Oppose	841.10	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 14 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	841.11	Villages of New Zealand Limited	Delete additional objectives inserted at H5.2 [refer to page 14 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	841.12	Villages of New Zealand Limited	Delete additional policies inserted at H5.3 [refer to page 15 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	841.13	Villages of New Zealand Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 17 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	841.14	Villages of New Zealand Limited	Retain proposed provisions under H5.5(4) Notification [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.15	Villages of New Zealand Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.16	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.17	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.18	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.19	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.20	Villages of New Zealand Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.21	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.22	Villages of New Zealand Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.23	Villages of New Zealand Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.24	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	841.25	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.26	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.27	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.28	Villages of New Zealand Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.29	Villages of New Zealand Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer to page 26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.30	Villages of New Zealand Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.31	Villages of New Zealand Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	841.32	Villages of New Zealand Limited	Delete proposed Matters of Control H5.7.1 and Assessment Criterion H5.7.2(1) relating to one dwelling per site in a SEA [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.33	Villages of New Zealand Limited	Delete Matters of discretion H5.8.1(1) and Assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.34	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from Matter of discretion H5.8.1(1)(b)(i) and Assessment criteria H5.8.1(2)(a)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.35	Villages of New Zealand Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.36	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from the Assessment criteria H5.8.1(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.37	Villages of New Zealand Limited	Delete 'intensity and' from Assessment criterion H5.8.2(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.38	Villages of New Zealand Limited	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(2)(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.39	Villages of New Zealand Limited	Delete other proposed provisions under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	841.40	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to page 37 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.41	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion at H5.8.1 for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.42	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) for building height [refer to page 41 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.43	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.44	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.45	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 4 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.46	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.47	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscape area [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.48	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.49	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.50	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.51	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.52	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.53	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.54	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(18) for deep soil and canopy [tree] [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	841.55	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.56	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.57	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.58	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure - Stormwater Disposal Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.59	Villages of New Zealand Limited	Delete proposed special information requirements H5.9 [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	841.60	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	841.61	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	841.62	Villages of New Zealand Limited	Retain MDRS provisions under H6.1 Zone description as notified [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	841.63	Villages of New Zealand Limited	Delete changes proposed to Objectives at H6.2 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	841.64	Villages of New Zealand Limited	Delete changes proposed to Policies at H6.3 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	841.65	Villages of New Zealand Limited	Delete changes proposed to Activity table H6.4.1 regarding standards to be complied with [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	841.66	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	841.67	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	841.68	Villages of New Zealand Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.69	Villages of New Zealand Limited	Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.70	Villages of New Zealand Limited	Delete [H6.6.4C for Dwellings within the Infrastructure - Stormwater Disposal Constraints Control, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.71	Villages of New Zealand Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.72	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.73	Villages of New Zealand Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.74	Villages of New Zealand Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.75	Villages of New Zealand Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.76	Villages of New Zealand Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 59 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.77	Villages of New Zealand Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	841.78	Villages of New Zealand Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.79	Villages of New Zealand Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 61 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.80	Villages of New Zealand Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 62 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.81	Villages of New Zealand Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.82	Villages of New Zealand Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.83	Villages of New Zealand Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	841.84	Villages of New Zealand Limited	Delete proposed provisions under Matters of control H6.7.1 [refer to page 65 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.85	Villages of New Zealand Limited	Delete proposed provisions under Assessment criteria for controlled activities H6.7.2 [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.86	Villages of New Zealand Limited	Reject H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.87	Villages of New Zealand Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.88	Villages of New Zealand Limited	Delete assessment criterion H6.8.2(2)(ad) for [assessment of the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	841.89	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.90	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.91	Villages of New Zealand Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.92	Villages of New Zealand Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.93	Villages of New Zealand Limited	Delete other proposed provisions under H6.8.1 [refer to page 67 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.94	Villages of New Zealand Limited	Delete proposed provisions under H6.8.2 [refer to page 70 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.95	Villages of New Zealand Limited	Delete proposed provisions under Special information requirements H6.9 [refer to page 77 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	841.96	Villages of New Zealand Limited	Remove references to QM under H13.1 Zone description [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.97	Villages of New Zealand Limited	Amend Zone description H13.1 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.98	Villages of New Zealand Limited	Delete proposed changes to Objectives H13.2 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.99	Villages of New Zealand Limited	Amend Objectives H13.2 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.100	Villages of New Zealand Limited	Delete proposed changes to Policies H13.3 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.101	Villages of New Zealand Limited	Amend Policies H13.3 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.102	Villages of New Zealand Limited	Delete proposed changes to purpose of Standard H13.6.1 to remove reference to qualifying matters [refer to page 80 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.103	Villages of New Zealand Limited	Amend Standard H13.6.1(1) to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	841.104	Villages of New Zealand Limited	Delete proposed Landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	841.105	Villages of New Zealand Limited	Delete proposed Service Area definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	841.106	Villages of New Zealand Limited	Delete proposed Urban Heat Island definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	841.107	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	841.108	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	841.109	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor [refer to page 52 of the submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	841.110	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 52 of the submission for further details].	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	841.111	Villages of New Zealand Limited	Approve the broad application of the MHU zone [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	841.112	Villages of New Zealand Limited	Approve the application of THAB within walkable catchments [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	841.113	Villages of New Zealand Limited	Reject introduction of QMs into zones [refer to page 4 of the submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	841.114	Villages of New Zealand Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	841.115	Villages of New Zealand Limited	Delete the LDR Zone in its entirety [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	841.116	Villages of New Zealand Limited	Rezone 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road and 334S Pakuranga Road, Pakuranga to THAB [refer to page 7 of the submission for a diagram].	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	841.117	Villages of New Zealand Limited	In our view, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites [refer to page 8 of the submission for further details].	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	841.118	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone [refer to page 57 of the submission for further details].	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS83	Heidi Baker	Oppose	855.1	MHE Limited	Amend HVC for 83-85 College Hill, 87 College Hill, 89 College Hill, 91 College Hill, 93 College Hill, 95 College Hill, 99 College Hill, 101 College Hill, 107-109 College Hill to 27m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	855.2	MHE Limited	Amend HVC for Ponsonby Mixed Use zone area to 27m [inferred: including properties at: 1 Cascade Street, 5-7 Hargreaves Street, 24 Spring Street, 2 College Hill, 28 College Hill, 5 College Hill, 32 Ireland Street, 84-86 Franklin Road, 98 Beaumont Street, 3 Hargreaves Street, 34 Ireland Street, 43 College Hill, 27-37 Napier Street, 2 Middle Street, 9 Wilkins Street, 3-11 New Street, 1-8 Brickfield Way, 7 College Hill, 19 Hargreaves Street, 220 Victoria Street West, 5 Wilkins Street, 94 Franklin Road, 2-18 Fisher-Point Drive, 88 Franklin Road, 111 Franklin Road, 13-15 College Hill, 21 Hargreaves Street, 115-121 Franklin Road, 92 Franklin Road, 17 Hargreaves Street, 62-98 Fisher-Point Drive, 37-39 Ireland Street, 3 College Hill, 90 Franklin Road, 41 College Hill, 29 Hargreaves Street, 31-35 Hargreaves Street, 25 Hargreaves Street, 33 College Hill, 27 College Hill, 27 Hargreaves Street, 23 Hargreaves Street, 25 College Hill, 44 Ireland Street, 39 Spring Street, 10 College Hill, 40-42 Ireland Street, 38 Ireland Street, 8 College Hill, 31 Spring Street, 35 Spring Street, 1 Scotland Street, 16 College Hill, 28-42 Spring Street, 37 Spring Street, 1 Beaumont Street, 2-4 Hargreaves Street, 36-38 College Hill, 17-71 Fisher-Point Drive, 32-60 Fisher-Point Drive, 2-26 Telpher Street, 18 Waitemata Street, 80 Beaumont Street, 20 Beaumont Street, 98 Franklin Road, 100 Franklin Road, 96 Franklin Road, 45 Ireland Street, 10 Beaumont Street, 13 Hargreaves Street, 9 Hargreaves Street, 15 Hargreaves Street, 11 Hargreaves Street, 20-22 Fisher-Point Drive].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	871.1	Property Council New Zealand	[Amend] city centre walkable catchment by at least 400m to 1.5km.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Oppose	871.2	Property Council New Zealand	[Amend] to apply the 400m walkable catchment standard more widely around Town Centres.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	871.3	Property Council New Zealand	[Amend the zone provisions to enable] greater housing intensification in Metropolitan, Town and Local Centres.	Business Zones provisions	Business Zones (General or other)
FS83	Heidi Baker	Oppose	871.4	Property Council New Zealand	[Amend] to ensure transport alignment between residential and mixed-use zones.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	871.5	Property Council New Zealand	Amend THAB rules from “up to” six storeys to better enable greater height and more flexible design where appropriate;	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	871.6	Property Council New Zealand	[Amend to] create alignment between THAB rules inside and outside of walkable catchments	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	871.7	Property Council New Zealand	[Delete] prescriptive rules within the plan change to better ensure that a site-specific approach can be taken over the proposed prescriptive approach as to where a building, turning bay and accessways are to be placed.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	871.8	Property Council New Zealand	[Amend] the zone so that if a qualifying matter is not present, the RMA Amendment rules take precedence.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	871.9	Property Council New Zealand	Delete infrastructure constraints as a qualifying matter and investigate the use of transparent, beneficiary pays funding models to fund necessary core infrastructure to support development.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	871.10	Property Council New Zealand	Retain 200m walkable catchment for Local Centres.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	871.11	Property Council New Zealand	Retain 400m walkable catchment for larger Town Centres.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	871.12	Property Council New Zealand	Amend height standards to provide building heights greater than six storeys along transport corridors and close to train stations.	Height	RTN WC Intensification response
FS83	Heidi Baker	Oppose	871.13	Property Council New Zealand	Amend business zone rules to be flexible enough to enable car parking for residential developments.	Business Zones provisions	Business Zones (General or other)
FS83	Heidi Baker	Oppose	871.14	Property Council New Zealand	Amend residential zone rules to be flexible enough to enable car parking for residential developments.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	871.15	Property Council New Zealand	Amend zone rules to outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	871.16	Property Council New Zealand	Retain the deletion of the Gross Floor Area standard and the GFA bonus standard	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	871.17	Property Council New Zealand	Retain the deletion of the height control	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	871.18	Property Council New Zealand	Retain the extension of the outlook space control	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	871.19	Property Council New Zealand	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	871.20	Property Council New Zealand	Recognise the risk of lost amenity in business zones given the onsite requirements for waste collection and accessibility.	Business Zones provisions	Business Zones (General or other)
FS83	Heidi Baker	Oppose	871.21	Property Council New Zealand	Recognise the risk of lost amenity in residential zones given the onsite requirements for waste collection and accessibility.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS83	Heidi Baker	Oppose	871.23	Property Council New Zealand	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS83	Heidi Baker	Oppose	871.25	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.1	Kāinga Ora	Delete the Residential - Single House Zone entirely. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. This includes applying the Residential - Mixed Housing Urban Zone to the 23 settlements currently excluded such as Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead and others. See Appendix 1, Table 1, row 43. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.2	Kāinga Ora	Delete the Residential - Low Density Residential Zone entirely. See Appendix 1, Table 1, row 44. Rezone with either the Residential - Mixed Housing Urban Zone or the Residential Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.3	Kāinga Ora	Delete the Residential - Mixed Housing Suburban Zone entirely. See Appendix 1, Table 1, row 45. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer also to the separate submission point on the Auckland Light Rail Corridor exclusion area.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.4	Kāinga Ora	Amend the Residential - Mixed Housing Urban Zone provisions to: 1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings; 2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and 3) Simplify and streamline matters of discretion and associated assessment criteria. Make amendments to H5 as set out in Appendix 1, Table 2, Rows 138 to 163 of the submission. Refer to Appendices 2 and 3 for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	873.5	Kāinga Ora	Amend the spatial extent of the Residential - Mixed Housing Urban Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.6	Kāinga Ora	Amend the Residential - Terrace Housing and Apartment Buildings Zone to enable higher densities and building heights with fewer restrictions. Make deletions or amendments to the H6 zone provisions to that effect as set out in Appendix 1 of the submission, Table 1, Rows 46 to 75 of the submission. Refer to Appendices 2 and 3 of the submission for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	873.7	Kāinga Ora	Amend the spatial extent of the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.8	Kāinga Ora	Amend the Height Variation Control for the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.9	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the Business City Centre Zone. Make amendments as set out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Oppose	873.10	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from the edge of any Business Metropolitan Centre Zone. Make amendments summarised out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS83	Heidi Baker	Oppose	873.11	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	873.12	Kāinga Ora	Amend to include RTN walkable catchments for the Onehunga train line.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.13	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within: 1) 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a Business - Metropolitan Centre Zone or the Business - City Centre Zone; 2) 800m (approx. 10 minute walk) in some highly accessible locations; as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	873.14	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 800m (approx. 10 minute walk) from the edge of the Business - Town Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	873.15	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 400m (approx. 5 minute walk) from the edge of the Business - Local Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	873.16	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around the Business - City Centre Zone. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS83	Heidi Baker	Oppose	873.17	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS83	Heidi Baker	Oppose	873.18	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS83	Heidi Baker	Oppose	873.19	Kāinga Ora	Amend the Height Variation Control to provide for 5 storeys (18m) within those parts of the Residential - Mixed Housing Urban Zone that adjoin the 10 storey Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS83	Heidi Baker	Oppose	873.20	Kāinga Ora	Amend to provide for unlimited height in the Business - City Centre Zone General Height Area. Refer to Appendix 3 of the submission for building height. Retain, amend or delete H8 provisions as set out in Appendix 1, Table 1, Rows 76, 77, 78, 79 and 80 of the submission.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.21	Kāinga Ora	Delete qualifying matters and standards for specific density provisions from the Business - City Centre Zone. This includes but is not limited to: streetscape improvement and landscaping; special amenity yards; street sightlines; outlook space and space and building in relation to boundary. Retain or delete H8 provisions as set out in Appendix 1, Table 1, Rows of 81, 82, 83 and 84 of the submission.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS83	Heidi Baker	Oppose	873.22	Kāinga Ora	Amend the Business - Metropolitan Centre Zone to allow unlimited building height except where qualifying matters apply. Refer to Appendices 2 and 3 of the submission for building height. Retain, amend or delete H9 provisions as set out in Appendix 1, Table 1, Rows of 85, 86, 87, of the submission.	Height	Metropolitan Centre WC Intensificatio n response
FS83	Heidi Baker	Oppose	873.23	Kāinga Ora	Amend the Business - Town Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height through the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control below the proposed 6-storey base zone height; 4) amend the Height in Relation to Boundary Control to enable the increased base height. Delete or amend H10 provisions as set out in Appendix 1, Table 1, Rows 88, 89, and 90 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS83	Heidi Baker	Oppose	873.24	Kāinga Ora	Amend the Business - Local Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height in the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control that below the 6-storey base zone height; 4) Amend the Height in Relation to Boundary Control to enable the increased base height. Amend or delete H11 provisions as set out in Appendix 1, Table 1, Rows 91, 92 and 93 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS83	Heidi Baker	Oppose	873.25	Kāinga Ora	Amend the Business - Neighbourhood Centre Zone and Height Variation Control to Enable a 6-storey height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Amend or delete H12 provisions as set out in Appendix 1, Table 1, Rows 94, 95 and 96 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.26	Kāinga Ora	Amend the Business - Mixed Use Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendix 3 for building height. Amend or delete H13 provisions as set out in Appendix 1, Table 1, Rows 97, 98 and 99 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.27	Kāinga Ora	Amend the Business - General Business Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendices 2 and 3 of the submission for building height. Amend or delete H14 provisions as set out in Appendix 1, Table 1, Rows 100, 101 and 102 of the submission.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.28	Kāinga Ora	Amend the majority of the qualifying matters to be applied by overlays rather than zones or precincts. An example of where this is not requested is for the flooding qualifying matter. See also Appendix 1, Table 1, Row 3 of the submission.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS83	Heidi Baker	Oppose	873.29	Kāinga Ora	Amend the qualifying matters so that they are managed consistently and are not managed by zones.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS83	Heidi Baker	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.31	Kāinga Ora	Amend the Special Housing Area exclusions by implementing the MDRS and Policy 3 requirements for many of these areas which would meet the definition of 'relevant residential zone'. Apply all the relief sought by this submission to the identified Special Housing Areas as illustrated in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.32	Kāinga Ora	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	873.33	Kāinga Ora	Delete the Beachlands Transport Infrastructure Constraint including deletion of provisions as set out on page 8 of the submission, and in Table A1.4.8.1, Appendix 1 of the Submission, Table 1 Rows 1, 38, 39, 40 and 41 of the submission. Note with reference to row 39 that other unrelated provisions are to be retained. Refer also to mapping changes in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.34	Kāinga Ora	Amend C1.6A(2) by making the deleting reference to "an overlay rule" as set out in as set out in Appendix 1 Table 1 Row 2 of the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	873.35	Kāinga Ora	Retain the Wetland Management Areas qualifying matter. See Appendix 1, Table 1, Row 4 of the submission for details.	Qualifying Matters A-I	Wetland Management (D8)
FS83	Heidi Baker	Oppose	873.36	Kāinga Ora	Retain identification of a Significant Ecological Areas qualifying matter. Delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Do not utilise residential zones to manage this issue, and delete proposed provisions. See Appendix 1, Table 1, Rows 5, 6 and 7 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	873.37	Kāinga Ora	Retain identification of Outstanding Natural Landscapes and Outstanding Natural Features qualifying matter but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. See Appendix 1, Table 1, Rows 8, 9 and 10 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONL and ONF (D10)
FS83	Heidi Baker	Oppose	873.38	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Metropolitan Centre WC Intensification response
FS83	Heidi Baker	Oppose	873.39	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Height response - other zones
FS83	Heidi Baker	Oppose	873.40	Kāinga Ora	Retain identification of Outstanding Natural Character and High Natural Character qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. Delete the newly proposed special information requirements. Make amendments as set out in Appendix 1, Table 1, Rows 10, 11 and 12 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	873.41	Kāinga Ora	Retain identification of a Waitakere Ranges qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete non-complying activity status for minor dwellings and reject deletion of supplementary text in activity table. Make amendments as set out in Appendix 1, Table 1, Rows 13, 14, 15 and 16 of the submission. Rezone with Residential - Mixed Housing Urban Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	873.42	Kāinga Ora	Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters Other	Notable Trees (D13)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.43	Kāinga Ora	Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	873.44	Kāinga Ora	Delete the Ridgeline Protection qualifying matter and delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Rows 22, 23 and 24 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	873.45	Kāinga Ora	Delete the Local public views qualifying matter and all of the associated Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Row 25 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Local Public Views (D16)
FS83	Heidi Baker	Oppose	873.46	Kāinga Ora	Retain the High Aircraft Noise Area (HANA) as a qualifying matter, but amend it by rezoning any Residential - Low Density Residential Zone and Residential - Terrace Housing and Apartment Buildings Zoned areas to Residential - Mixed Housing Urban Zone. Refer to Appendix 1, Table 1, Row 30 of the submission, and Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central]	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	873.47	Kāinga Ora	Delete the Moderate Aircraft Noise Area (MANA) as a qualifying matter and delete the blanket density restrictions for residential sites within the MANA overlay and make other amendments as set out in Appendix 1, Table 1, Row 31 of the submission.	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	873.48	Kāinga Ora	Delete the Infrastructure - Combined Wastewater Network Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS83	Heidi Baker	Oppose	873.49	Kāinga Ora	Delete the Infrastructure - Water and/or Wastewater Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	873.50	Kāinga Ora	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS83	Heidi Baker	Oppose	873.51	Kāinga Ora	Retain overlays and city wide rules for managing natural hazards but delete down zoning for natural hazards including deletion of the Residential - Low Density Residential Zone. Rezone with Residential - Mixed Housing Urban Zone or Residential - Terraced Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Refer also to Appendix 1, Table 1, Row 36 of the submission. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.52	Kāinga Ora	Retain spatial mapping of natural hazards on maps but delete any flood hazard mapping in the plan. Flood hazard mapping should be non-statutory, sitting outside the plan. Refer to Appendix 1, Table 1, Row 37 of the submission.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	873.53	Kāinga Ora	Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	873.54	Kāinga Ora	Amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS) within relevant residential zones. Amend or delete H27 provisions as set out in Appendix 1, Table 1, Rows 103, 104, 105 and 106 of the submission.	Other Zones provisions	H27 Special Purpose - Māori Purpose Zone
FS83	Heidi Baker	Oppose	873.55	Kāinga Ora	Retain the note at the start of Chapter D17 that identifies Historic Heritage as a qualifying matter. Refer to Appendix 1, Table 1, Row 26 of the submission.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	873.56	Kāinga Ora	Delete the proposed Lawry Settlement Workers' Housing as a qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	873.57	Kāinga Ora	Delete the D20A Stockade Hill Viewshaft Overlay entirely including from the plan (and GIS view) and the Figure D20A.6.1.1. Refer to Appendix 1, Table 1, Row 28 of the submission.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS83	Heidi Baker	Oppose	873.58	Kāinga Ora	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS83	Heidi Baker	Oppose	873.59	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Area Overlay. Remove the provisions relating to the MANA from the precinct and apply the city wide overlay provisions. Also summarised under the qualifying matter topic.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS83	Heidi Baker	Oppose	873.60	Kāinga Ora	Delete the identification of ‘sunlight admission’ as a qualifying matter from I425 Manukau Centre Precinct.	Precincts - NPSUD MDRS Response	I425 Manukau Precinct
FS83	Heidi Baker	Oppose	873.61	Kāinga Ora	Delete qualifying matters pertaining to ‘Notable Trees’ and ‘Flooding’ from the I433 Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.62	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the qualifying matter topic. Delete qualifying matters pertaining to 'Flooding' from the I438 Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Rezone the residential zones that are affected by the designation as either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone, as appropriate.	Precincts - NPSUD MDRS Response	I438 Takanini Precinct
FS83	Heidi Baker	Oppose	873.63	Kāinga Ora	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the I529 Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	Precincts - NPSUD MDRS Response	I529 Orewa 1 Precinct
FS83	Heidi Baker	Oppose	873.64	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I533 Red Beach Precinct.	Precincts - NPSUD MDRS Response	I533 Red Beach Precinct
FS83	Heidi Baker	Oppose	873.65	Kāinga Ora	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the I539 Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Residential - Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. Rezone as either Mixed Housing Urban or Residential - Terrace Housing and Apartment Buildings Zone, as set out in Appendix 2.	Precincts - NPSUD MDRS Response	I539 Smales 2 Precinct
FS83	Heidi Baker	Oppose	873.66	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I550 Millwater South Precinct.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS83	Heidi Baker	Oppose	873.67	Kāinga Ora	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the I552 Warkworth Clayden Road Precinct.	Precincts - NPSUD MDRS Response	I552 Warkworth Clayden Road Precinct
FS83	Heidi Baker	Oppose	873.68	Kāinga Ora	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the I 553 Warkworth North Precinct.	Precincts - NPSUD MDRS Response	I553 Warkworth North Precinct
FS83	Heidi Baker	Oppose	873.69	Kāinga Ora	Delete qualifying matters pertaining to flooding from the I605 Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS83	Heidi Baker	Oppose	873.70	Kāinga Ora	Delete qualifying matters pertaining to 'historic heritage buildings' from the I607 New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	Precincts - NPSUD MDRS Response	I607 New Lynn Precinct
FS83	Heidi Baker	Oppose	873.71	Kāinga Ora	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the I609 Penihana North Precinct.	Precincts - NPSUD MDRS Response	I609 Penihana North Precinct
FS83	Heidi Baker	Oppose	873.72	Kāinga Ora	Delete the canopy tree definition from Chapter J.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.73	Kāinga Ora	Delete the proposed addition to the coastal erosion hazard area definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.74	Kāinga Ora	Delete the definition of deep soil from Chapter J.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.75	Kāinga Ora	Amend the definition of dwelling as set out in Appendix 1, Table 1, Row 130 of the submission.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.76	Kāinga Ora	Amend the definition of floodplain as set out in Appendix 1, Table 1, Row 131 of the submission.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.77	Kāinga Ora	Amend the definition of landscaped area as set out in Appendix 1, Table 1, Row 132 of the submission.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.78	Kāinga Ora	Amend the definition of relevant residential zone as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.79	Kāinga Ora	Insert a new definition for street-facing façade as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.80	Kāinga Ora	Delete the definition of servicing area from Chapter J.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.81	Kāinga Ora	Delete the definition of urban heat island from Chapter J.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	873.82	Kāinga Ora	Retain chapter K as notified.	Qualifying Matters A-I	Designations
FS83	Heidi Baker	Oppose	873.83	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Te Hana. Refer to Appendix 2, Map 001. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Coronation Street, Silver Hill Road, State Highway 1, and Whakapirau Road, Te Hana]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.84	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Wellsford. Refer to Appendix 2, Map 002. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ahuru Street, Armitage Road, Astrid Lane, Batten Street, Bellevue Avenue, Centennial Park Road, Davies Road, Hanover Street, Hazelmere Street, John Sinclair Avenue,Kelgary Place,Matheson Road,McGillivray Road,Monowai Street,Olympus Road, Port Albert Road,Raki Lane, Rodney Street, State Highway 1,Tobruk Road, Tomas Street, Totara View,Tuaraki Drive,Tyburnia Place, Watson Place, Wellsford Valley Road, Wi Apo Place, and Worker Road, Wellsford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.85	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 004. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Blue Bell Parade, Caroline Heights, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Excelsior Way, May Way, Meiklejohn Way, North West Anchorage, Omaha Drive, Reliance Way, Shamrock Crest, Success Court, and Twilight Bay, Omaha; and Dotterel Lane, Dunbar Road, Harbour View Road, Kowhai Avenue, Oystercatcher Lane, Point Wells Road, Riverside Drive, Sandpiper Avenue, Shearwater Lane, Waimanu Place, Williams Crescent, and Wrybill Way, Point Wells.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.86	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 005. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Broadlands Drive, Darroch Slope, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Esme Grove, Excelsior Way, Ida Way, Jane Gifford Place, Kitty Frazer Lane, Lagoon Way, Mangatawhiri Road, Matariki Street, Meiklejohn Way, Omaha Drive, Paraone Place, Parry Court, Pioneer Crescent, Reliance Way, Rita Way, Ruby Cove, Shamrock Crest, St Anne Place, Success Court, Taiawa Place, Te Mana Street, Te Mauri Place, The Southern Isle, and Thistle Terrace, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.87	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Omaha . Refer to Appendix 2, Map 006. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Inanga Lane, Karahu Lane, Kewai Street, Kokopu Street,Kutai Lane, Mangatawhiri Road,Paraoa Crescent, Patiki Place,Paua Lane,Pipi Lane,Taumata Road, Tio Lane,Tohora Crescent, Tuatua Lane, and Tuna Place, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.88	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Matakana. Refer to Appendix 2, Map 007. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Awanui Crescent, Courtney Lane, Kewini Grove, Laly Haddon Place, Leigh Road, Long Meadow Lane, Maeha Drive, Matakana Road, Matakana Valley Road, Moya Drive, Penney Rise, Riverglade Lane, Tiaki Lane, and Torea Road, Matakana.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.89	Kāinga Ora	Rezone Residential - Low Density Housing Zone to Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone at Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 008. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Hudson Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albert Road, Ashmore Crescent, Belmont Place, Belvedere Place, Brown Road, Champers Way, Falls Road, Great North Road, Heritage Lane, Hill Street, Kasper Street, Mahurangi Street, Matakana Road, Melwood Drive, Millstream Place, Northwood Close, Victoria Street, View Road, Wainoni Place, Westpark Glen, and Whitaker Road, Warkworth.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.90	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Warkworth. Refer to Appendix 2, Map 008. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pound Street, Falls Street, Brown Road, Warkworth Street, Bertram Street, Lilburn Street, and Alnwick Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.91	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Urban Zone or Residential - Terrace Housing and Apartment Buildings in Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 009. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Dome Lane, Falls Road, Harry Close, John Andrew Drive, Ngahau Street, View Road, and Woodcocks Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone: Auckland Road, Bambro Street, Bennett Street, Bertram Street, Blue Gum Drive, Brown Road, Campbell Drive, Church Hill, Clegg Place, Coquette Street, David William Place, Dome Lane, Earlsway, Fairwater Road, Hauiti Drive, Hexham Street, Lilburn Street, McKinney Road, Palmer Street, Percy Street, Pulham Road, Rivendell Place, Southgate Road, State Highway 1, Titapu Road, Vernon Shaw Place, Walton Avenue, Warin Place, Wech Drive, Whitaker Road, Wickens Place, and Woodcocks Road, Warkworth]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.92	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone and Business - Local Centre Zone in Warkworth. Refer to Appendix 2, Map 009. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lilburn Street, Fairwater Road, Hexham Street, Alnwick Street, Pound Street, Bertram Street, Morpeth Street, Warin Place, Auckland Road, Wech Drive, Falls Street, Warkworth Street, and Neville Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.93	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 010. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Apollo Place, Arabella Lane, Ariel Place ,Aurora Avenue, Boathouse Bay Lane, Brampton Road, Governor Grey Road, Hampton Mews, Hapuka Close, Katene Place, Kokihi Lane, Koru Place, Mahurangi East Road, Merehai Place, Piper Lane, Robinia Place, Schooner Avenue, Tamatea Drive, Te Kapa Place, and Trevally Place, Snells Beach]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.94	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 011. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Ahi Kaa Lane, Amanda Lane, Arabella Lane, Ariki Drive, Arohia Place, Aurora Avenue, Awatere Place, Brigitte View, Carmen Terrace, Clifton Lane, Cornel Circle, Dalton Road, Dawson Road, Ferndale Drive, Fidelis Avenue, Foster Crescent, Gerontius Lane, Governor Grey Road, Hampton Mews, Heron Lane, Hewson Drive, Hibiscus Avenue, Hinemoa Place, Inca Place, Iris Street, Kahurangi Place, Katene Place, Kauri Crescent, Kawau View Road, Kia Kaha Drive, Kokihi Lane, Koru Place, Kotuku Place, Little Compton Mews, Mahurangi East Road, Matangi Terrace, Mayne Place, Merehai Place, Moana Terrace, Muncaster Road, Ngatira Place, Panui Terrace, Parkdale Close, Piccadilly Circus, Piper Lane, Rangimaarie Crescent, Rawhiti Place, Riverleigh Drive, Schooner Avenue, Snells Beach Road, Sunburst Avenue, Sunlight Promenade, Sunrise Boulevard, Tamatea Drive, Tara Place, Te Kapa Place, Virginia Circus, Washington Avenue, Wendy Hood Way, Windward Terrace, Woodlands Avenue, and Woodlands Place, Snells Beach; Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, The Glade, and The Nook, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.95	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Local Centre Zone in Snells Beach. Refer to Appendix 2, Map 011. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mahurangi East Road, Snells Beach.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.96	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Algies Bay. Refer to Appendix 2, Map 012. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albro Lane, Alexander Road, Athol Place, Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, and Willjames Avenue, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.97	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Waiwera. Refer to Appendix 2, Map 013. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Hibiscus Coast Highway, The Strand, Waiwera Place, Waiwera Road, and Weranui Road, Waiwera]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.98	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Hatfields Beach and Orewa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa. Refer to Appendix 2, Map 014. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Beachwood Drive, Fendalton Place, Hibiscus Coast Highway, Ocean View Road, Otanerua Road, Sun Valley, Sykes Avenue, William Hadlow Place, and Win Grove, Hatfields Beach; Ambassador Glade, Astor Place, Chalmers Close, Crampton Court, Hibiscus Coast Highway, Hillcrest Road, Judd Place, Kahu Close, Kath Hopper Drive, Lakeside Drive, Maraeariki Avenue, Marine Parade, McGowan Place, Millennial Way, Puriri Avenue, Riverside Road, Roberta Crescent, Tauranga Place, Waldorf Crescent, and Wallis Lane, Orewa; and Arran Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone, includes: Alice Avenue, Ambassador Glade, Centreway Road, Chesterfield Way, Crampton Court, Dan Tori Place, Denham Way, Doment Crescent, Edward Avenue, Elizabeth Street, Florence Avenue, Francis Skinner Place, Grand Drive, Hatton Road, Hibiscus Coast Highway, Kohu Street, Lakeside Drive, Lillian Place, Manuka Street, Marine Parade, Marine View, McGowan Place, Melanie Place, Millennial Way, Ngaru Way, Noel Avenue, Nukumea Common, Puriri Avenue, Riverside Road, Ruby Place, Waitaha Close, and West Hoe Road, Orewa]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.99	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 014. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Centreway Road, Florence Avenue, Doment Crescent, Moenui Avenue, Moana Avenue, Riverside Road, and Tamariki Avenue, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.100	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Silverdale (Wainui). Refer to Appendix 2, Map 015. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone, includes: Argent Lane and Lysnar Road, Upper Orewa]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.101	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Orewa, Red Beach and Silverdale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa, Red Beach and Silverdale. Refer to Appendix 2, Map 016. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Barton Place, Hibiscus Coast Highway, Kath Hopper Drive, Lakeside Drive, Maori Hut Road, Matija Place, Maygrove Drive, Moffat Road, Nickell Place, Pohutukawa Avenue, Settlers Grove, and Tauranga Place, Orewa; Bay Street, Hibiscus Coast Highway, Miran Lane, Odlin Lane, Quo Vadis Place, Rosario Crescent, Thorburn Avenue, and Walton Street, Red Beach; and Arran Drive, Arran Point Parade, Bankside Road, Godfrey Drive, Kelly Greens, Madison Terrace, Major Henry Greens, Millwater Parkway, Percy Greens, Ridgedale Road, and Timberland Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Centreway Road, Crampton Court, Edgewater Grove, Empire Road, Hibiscus Coast Highway, Jelas Road, Maygrove Drive, Milton Road, Nickell Place, Pine Road, Riverside Road, Ross Crescent, and Weiti Road Orewa; Anchorite Way, Barnacle Rise, Cambie Avenue, Driftwood Drive, Greenview Lane, Hibiscus Coast Highway, Jelas Road, John Dee Crescent, Kingtide Place, Mermaid Mews, Neaptide Close, Nga Wai Lane, Panorama Court, Ridgeview Close, Saltwood Street, Seagate Place, Seamount Drive, Springtide Place, Spyglass Street, Surf View Crescent, Symes Drive, Taikura Avenue, Tawhana Crescent, Totara Views Drive, and Whangaparaoa Road Red Beach; Anchorite Way, Arriere Lane, Bonair Crescent, Cannon Street, Cilliers Drive, Colonial Drive, Fermier Greens, Grapnel Street, Hibiscus Coast Highway, James Mcleod Way, Jardin Court, Kuhu Way, Longmore Lane, Millwater Parkway, Old Mill Road, Ormonde Drive, Silverhill Lane, Stella Maris Lane, Totara Views Drive, Wainui Road, Waterloo Road, and Whao Lane, Silverdale]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.102	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 016. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fantail Court, Weiti Road, Bellbird Place, Tui Lane, and Centreway Road, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.103	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Red Beach and Stanmore Bay. Refer to Appendix 2, Map 017. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Bay Street, Chelverton Terrace, Durness Place, Elgin Place, Esther Place, Glenelg Road, Laurie Street, Marellen Drive, Marie Avenue, Ngapara Street, Rosario Crescent, Walton Street, Whale Cove, and William Bayes Place, Red Beach; Blue Heron Rise, Brian Crescent, Cooper Road, D'Oyly Drive, Duncansby Road, Gledstane Road, Greta Place, Joydon Place, Lea Place, Mably Court, Northview Road, Shadon Place, Springtime Crescent, Vipond Road, Waiora Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.104	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Tindalls Bay. Refer to Appendix 2, Map 018. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Ardern Avenue, Swann Beach Road, and The Crescent, Manly; Capitol Road, Matakatia Parade, Whangaparaoa Road, and Zita Avenue, Matakatia; Ardern Avenue and Swann Beach Road, Stanmore Bay; De Luen Avenue, The Crescent, and Tindalls Bay Road, Tindalls Beach]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.105	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Gulf Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Gulf Harbour. Refer to Appendix 2, Map 019. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Double Bay Place, Fishermans Cove, Pacific Parade, Siesta Terrace, and Whangaparaoa Road, Army Bay; Belle-Mer Place, Clansman Terrace, Island View Drive, Okoromai Views, and Shakespear Road, Okoromai Bay; Admiralty Rise, Alec Craig Way, Gulf Harbour Drive, Javelin Close, Kensington Terrace, Regency Park Drive, and Whangaparaoa Road, Hobbs Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Admiralty Rise, Bella Vista Drive, Binnacle Rise, Greenway Rise, Gulf Harbour Drive, and Pleasant Way, Hobbs Bay]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.106	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Silverdale. Refer to Appendix 2, Map 020. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waterloo Road, Silverdale]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.107	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Silverdale. Refer to Appendix 2, Map 020. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Blue Gum Avenue, Tavern Road, Blanc Road, and Foundry Road, Silverdale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.108	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Stanmore Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Stanmore Bay. Refer to Appendix 2, Map 021. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Ferry Road, Kestrel Heights, and Mollyhawk Rise, Arkles Bay; Arun Street, Beverley Road, Brightside Road, Claude Road, Elliston Crescent, Holiday Road, Joydon Place, Kauri Road, Langton Road, Te Ruru Way, Vipond Road, and Whangaparaoa Road, Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cochrane Avenue, Ferry Road, and Wade River Road, Arkles Bay; Barwick Place, Bloomfield Rise, Matai Road, Moera Place, Penton Road, Puarangi Lane, Rata Road, Red Hibiscus Road, Rishworth Avenue, Wade River Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.109	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone at Stanmore Bay. Refer to Appendix 2, Map 021. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, and Mata Lane, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.110	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Stillwater. Refer to Appendix to, Map 021 [inferred: proposes to rezone some or all of the properties in these streets from Residential Single House Zone to Residential - Mixed Housing Urban Zone, includes: Coastal Heights, Cockle Place, Donald Place, Duck Creek Road, Flounder Point Road, Gurnard Road, Inlet Views, Snapper Road, Stillwater Crescent, and Upper Duck Creek Road, Stillwater]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.111	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Whangaparāoa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whangaparāoa. Refer to Appendix 2, Map 022. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arkles Strand, Ferry Road, Hawaiian Parade, Kestrel Heights, Mollyhawk Rise, and Palm Cove, Arkles Bay; Ardlui Avenue, Beach Road, Brandon Road, Brixton Road, Brown Street, Cross Street, East Avenue, East Point, Glamis Avenue, Glengarry Avenue, Hurdlow Place, Kawau Island Avenue, Ladies Mile, Laurence Street, Manly Park Avenue, Monyash Road, Moreton Drive, Motuora Road, Motutapu Avenue, Onepu Lane, Rawhiti Road, South Avenue, Spinnaker Point, Sundown Avenue, Swann Beach Road, The Circle, The Crescent, The Esplanade, Tindalls Bay Road, Tiri Road, Tulip Close, Walbrook Road, Whangaparaoa Road, and Zealandia Road, Manly; Capitol Road, Matakatia Parade, Tiri Road, and Whangaparaoa Road, Matakatia; Ardern Avenue, Bonita Avenue, Glanville Close, Rata Road, Rimu Road, Stanmore Bay Road, Swann Beach Road, and Te Ruru Way Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Arkles Drive, Arkles Strand, Cochrane Avenue, Ferry Road, Herman Street, Margaret Place, McKenzie Avenue, Wade River Road, Whangaparaoa Road Arkles Bay, Glengarry Avenue, Homestead Road, Kawau Island Avenue, Kenneth Hopper Place, Ladies Mile, Layton Road, Little Barrier Avenue, Manly Heights, Motutapu Avenue, Onepu Lane, Polkinghorne Drive, Rakino Avenue, Shuttleworth Place, Stanmore Bay Road, The Circle, Tower Hill, Whangaparaoa Road, Zealandia Road Manly, Bonita Avenue, Delshaw Avenue, Elan Place, Grandview Road, Link Crescent, Matai Road, Orca Drive, Penton Road, Rata Road, Red Hibiscus Road, Rishworth Avenue, Seafarer Crescent, Stanmore Bay Road, Wade River Road, Waititiro Rise Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.112	Kāinga Ora	Insert a Height Variation Control of 22m for part of the Business - Mixed Use Zone in Whangaparāoa. Refer to Appendix 2, Map 022. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, Elan Place, Rishworth Avenue, and Link Crescent, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.113	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Parakai. Refer to Appendix 2, Map 025 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Aitkenhead Court, Chic Gardens, Fordyce Road, Mary Keane Lane, Parakai Avenue, Parkhurst Road, Pengelly Place, Raabia Close, Rere Place, Springs Road, Te Moau Avenue, and Waiwera Avenue, Parakai; Awaroa Road, Miro Street, Railway Street, and Stewart Street,Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.114	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Helensville. Refer to Appendix 2, Map 026 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Amberly Rise, Audrey Luckens Lane, Awa Avenue, Awaroa Road, Cabeleigh Drive, Captain Street, Commercial Road, Downer Street, Empressa Heights, Forlong Rise, Garfield Road, Gerald Stokes Avenue, Gow Street, Green Lane, Hand Road, Inland Road, Kaipara Crescent, Kanono Way, Karaka Street, Kassa Rise, Kawariki Road, Kowhai Street, Lewann Lane, Mahi Road, Makiri Street, Mangakura Road, McLeod Street, Mill Road, Minerva Avenue, Miro Street, Nelson Street, Panui Avenue, Porokaiwhiri Avenue, Porter Crescent, Puriri Street, Rata Street, Rauta Way, Rautawhiri Road, Rimu Street, Riverboat Lane, Rongomai Street, St James Avenue, St Julia Court, Taupata Lane, Te Kauri Place, Urumaraki Avenue, and Wishart Road, Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.115	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Okura. Refer to Appendix 2, Map 027 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Deborah Place, Gails Drive, Okura River Road, and Valerie Crescent, Okura; Glenvar Road, and Stredwick Drive, Torbay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.116	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Long Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Long Bay. Refer to Appendix 2, Map 028 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Headsail Drive, Kina Place, and Longshore Drive, Long Bay; Clensmore Place, Cliff Road, Gilberd Place, Glenvar Road, Jayne Place, and Moorgreen Heights, Torbay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ashley Avenue, Barque Rise, Bight Road, Bounty Road, Caldera Drive, Cavalli Road, Coastal Court, Coastview Lane, Copper Lane, Eastreef Court, Fender Place, Flotilla Place, Glenvar Ridge Road, Greenlink Rise, Headland Drive, Hopetea Street, Keel Street, Killick Place, Kiokio Street, Longshore Drive, Luff Place, Makura Road, Moki Place, Nerita Place, Pennant Street, Ruku Street, Tawatawa Street, Te Oneroa Way, Tikati Rise, Tuangi Street, Turutu Place, Uranga Lane, and Windlass Street, Long Bay; Ashcraig Court, Auld Street, Beach Road, Cliff Road, County Road, Glenvar Road, Long Bay Drive, Manuwai Road, Morlie Place, Toroa Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.117	Kāinga Ora	Rezone Rural - Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone near Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Rural –Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway and Perekia Street, Albany; Stevensons Crescent Albany Heights]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.118	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway, and Perekia Street Albany; Stevensons Crescent Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.119	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights, Oteha and Northcross. Refer to Appendix 2, Map 030. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aoraki Crescent, Golden Morning Drive, New Dawn Lane, Waka Street Albany Heights, Celina Place Browns Bay, Countryside Way, East Coast Road, Lonely Track Road Fairview Heights, Flavia Close, Helen Ryburn Place, and Kate Sheppard Avenue Torbay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kewa Road Albany Heights, Branston Avenue, Capricorn Place, Carlisle Road, Kegworth Place, Limmer Place, Newstead Avenue, Oldham Place, Stapleford Crescent, Wilkinson Way, and Woodlands Crescent Browns Bay; Borneo Drive, Catlins Place, Fairview Avenue, Hilton Close, Hornbill Drive, Ilam Lane, Mackwell Road, McMenamin Place, Ohau Court, Oteha Valley Road, Para Close, Pharlap Drive, Rising Parade, Springvale Drive, Tekapo Rise, Travis View Drive, Trotting Terrace Fairview Heights, Barker Rise, Cairnbrae Court, Carlisle Road, Corricvale Way, Deverell Place, Eagleson Street, East Coast Road, Greenleaf Way, Harrowglen Drive, Heatherleigh Rise, Idyll Place, Jomard Terrace, Keating Rise, Kirkdale Place, Lakeridge Close, Neilon Place, Nor'East Drive, Nottingham Place, Oteha Valley Road, Pharlap Drive, Sartors Avenue, Topliss Drive, Woodridge Avenue Northcross, Andersons Road, Canyon Drive, Fernhill Way, Fields Parade, Gleanor Avenue, Horizon View Road, John Jennings Drive, Marbella Crescent, Nimstedt Avenue, Northcross Drive, Ponderosa Drive, Sohlue Place, Sonoma Crescent, Spring Valley Place, Sunnydale Place, Sunvista Avenue, Vicente Place Oteha, Acacia Road, Carlisle Road, East Coast Road, and Halder Place Torbay]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.120	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones at Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha.] [Inferred: proposes height variation control requests of 43 metres for some or all business zoned properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.121	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Browns Bay, Waiake and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Sandiacre Way, and Stapleford Crescent Browns Bay; Awaruku Road, Beach Road, Bronwyn Place, Carina Crescent, Charmaine Road, Cliff Road, Deep Creek Road, Fitzwilliam Drive, Freya Place, Glamorgan Drive, Glenvar Road, Gray Crescent, Infidel Place, Marama Street, Moorgreen Heights, Rewi Street, Reynolds Place, Ringwood Street, Rock Isle Road, Sealy Road, Stredwick Drive, Waiake Street, and Weatherly Road Torbay; Beach Road, and Sharon Road, Waiake] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone: includes Argyle Road, Arran Road, Bayview Road, Beach Road, Branston Avenue, Browns Bay Road, Capricorn Place, Carlisle Road, Clifton Road, Glencoe Road, Hollyhock Place, Kegworth Place, Manly Esplanade, Nigel Road, Oaktree Avenue, Oban Road, Orchard Road, Paterson Mews, Philson Terrace, Pipi Place, Stapleford Crescent, Valley Road, Wilk Lane, Wilkinson Way, and Woodlands Crescent Browns Bay; Beechwood Road, Browns Bay Road, Hyde Road, and Mirwill Road Rothesay Bay; Acacia Road, Airey Place, Alexander Avenue, Auld Street, Beach Road, Carlisle Road, County Road, Deep Creek Road, Finchley Road, Firth Road, Garden Lane, Gray Crescent, Holt Avenue, Killarney Avenue, Law Street, Long Street, Mawson Avenue, Mizpah Road, Orne Street, Rewi Street, Rock Isle Road, Sealy Road, Sunburst Lane, Tainui Street, Tipau Street, Toroa Street, Waiake Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay; Beach Road, Clifton Road, Deep Creek Road, Hebron Road, Mizpah Road, Newburn Road, Orchard Road, Ridge Road, Sharon Road, and Tiri View Place Waiake]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.122	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Inverness Road, Bute Road, Glen Road, Beach Road, Anzac Road, and Wilk Lane, Browns Bay; Beach Road, Torbay; Hebron Road, Waiake.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.123	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Albany. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany. Refer to Appendix 2, Map 032 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Centaur Close, Landing Drive, and Wharf Road Albany] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Agnew Place, Albany Highway, Dairy Flat Highway, Fishwicke Lane, Georgia Terrace, Lomas Way, The Avenue, and Widdison Place Albany; Dairy Flat Highway Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.124	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various business zones at Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.125	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Browns Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany, Oteha, Pinehill, Browns Bay, and Windsor Park. Refer to Appendix 2, Map 033 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mistletoe Place, and Redwing Street, Browns Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Young Drive, Bushlands Park Drive, Clemow's Lane, Denim Place, Excelsa Place, Floyd's Lane, Kristin Lane, Marquette Avenue, Mountain Beech Rise, Red Shed Lane, Rosedale Road, Sophora Way, and Villanova Place Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, Palliser Lane, and Serrata Place Browns Bay; Crimson Park, East Coast Road, Fernhill Way, Hooten Place, Margaret Henry Crescent, May Potter Close, Pannill Place, Pocock Lane, Ponderosa Drive, Prevost Lane, and Spencer Road Oteha; Andara Close, Arirang Rise, Ballintra Close, Buncrana Place, Bundoran Way, Caldwell Place, Carberry Lane, Carnell Lane, Carrigans Close, Colliston Rise, East Coast Road, Glen Bay Close, Greville Road, Hauraki Crescent, Hugh Green Drive, Kilkelly Avenue, Killybegs Drive, Malin Place, Mana Lane, Manu Place, Mulroy Place, Rathmullen Place, Rosedale Road, Rosses Place, Spencer Road, Taroka Close, and Te Hoe Grove Pinehill; Bluestone Rise, Burnside Court, Emerald Way, Jade Court, Opal Close, and Stonedge Lane Rosedale; Baulcomb Parade, East Coast Road, Graham Collins Drive, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.126	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43 metres for various business zones in parts of Albany. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rosedale Road, Rosedale.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.127	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Rothesay Bay, Murrays Bay, Mairangi Bay and Campbells Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rothesay Bay, Murrays Bay, Mairangi Bay, Campbells Bay and Windsor Park. Refer to Appendix 2, Map 034. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Channel View Road, Kahikatea Close, Kowhai Road, Park Rise, The Esplanade, and View Road, Campbells Bay; View Road, and Whitby Crescent Mairangi Bay; Churchill Road, and Portal Place Murrays Bay; Churchill Road, and Rothesay Bay Road Rothesay Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayside Drive, Beach Road, Browns Bay Road, Helvetia Drive, and Ridge Valley Drive Browns Bay; Beach Road, and Kowhai Road Campbells Bay; Agathis Avenue, Amante Crescent, Beach Road, Brighton Terrace, Coromandel Crescent, East Coast Road, Elizabeth Place, Galaxy Drive, Hastings Road, Honeysuckle Lane, Hythe Terrace, Jeanette Place, Jutland Street, Kilduff Place, Kiri Place, Kowhai Road, Manaia Place, Marigold Place, Matipo Road, Maxwelton Drive, Mayfair Crescent, Montrose Terrace, Nereus Place, Newhaven Terrace, Noumea Place, Penzance Road, Ponui Place, Ramsgate Terrace, Scarboro Terrace, Sidmouth Street, St Ives Terrace, Sunrise Avenue, Surville Place, Theodora Place, Tudor Place, Whitby Crescent, and Wisteria Way Mairangi Bay; Aotearoa Terrace, Beach Road, Bournemouth Terrace, Brighton Terrace, Churchill Road, Clematis Avenue, Falmouth Street, Folkestone Street, Gulf View Road, Jellicoe Road, Lyons Avenue, Montana Avenue, Portal Place, Rossmore Terrace, Scarboro Terrace, Seaton Road, Sunrise Avenue, The Bays Rise, Vaughan Crescent, Westbourne Road, and Wyoming Avenue Murrays Bay; Ascension Place, State Highway 1 Rosedale, Beach Road, Beulah Avenue, Braemar Road, Browns Bay Road, Churchill Road, Garadice Road, Gulf View Road, Hyde Road, Kiteroa Terrace, Knights Close, Knights Road, Korotaha Terrace, Leith Way, Masterton Road, Miri Road, Montgomery Avenue, Rothesay Bay Road, Sandown Road, and Shearwater Rise Rothesay Bay; Altair Place, Centorian Drive, Delisle Place, East Coast Road, Landsberg Way, Mercury Lane, Noel Williams Place, Ronald MacKen Place, Scorpio Place, Strabo Place, Sunset Road, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.128	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Rothesay Bay, Murrays Bay and Mairangi Bay. Refer to Appendix 2, Map 034. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Sidmouth Street, and Montrose Terrace, Mairangi Bay; Beach Road, Murrays Bay; Lyons Avenue, Beach Road, Montgomery Avenue, and Knights Road, Rothesay Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.129	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Waimauku. Refer to Appendix 2, Map 035. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Muriwai Road, Muriwai Valley; Waikoukou Valley Road, Waikoukou Valley; Amber Place, Buttercup Place, Cane Road, Cloverfields Drive, Denehurst Drive, Factory Road, Freshfields Road, Gavinike Place, Grassfield Place, Mabbett Lane, Muriwai Road, Murray Way, Pheasant Lane, Pondview Lane, Pukemarino Road, Rosella Grove, Sarah Todd Lane, School Road, Solan Drive, State Highway 16, The Rise, Tokatai Road, Waikoukou Valley Road, Waimauku Station Road, and Wintour Road Waimauku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.130	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Aporo Drive, Ara Kakara Avenue, Aro Mato Place, Bellamont Street, Coote Way, Cutfield Lane, Eric Farley Drive, Fred White Drive, Fruitlands Road, Gemscott Crescent, Gilbransen Road, Hooton Drive, Huarahi Pai Road, Jane Maree Road, Josh Road, Kahika Grove, Kauri Grove Drive, Kohia Way, Korako Drive, Kuawa Drive, Larmer Drive, Len Ireland Drive, Lewis Younie Road, Lockyer Road, Madden Avenue, , Malbec Place, Maple Lane, Matua Road, McIndoe Road, Merlot Heights, Nobilo Road, Oraha Road, Orchard Lane, Paihere Street, Parlane Drive, Pititi Lane, Pohue Avenue, Raymond Grace Avenue, Remana Crescent, Robert Might Road, Sir Lincoln Drive, State Highway 16, Station Road, , Tapu Road, Tilly Lane, , Trigg Road, Van Rixel Drive, Vinistra Road, Vintners Close, Vogwill Road, Waina Drive, Walter Ruddock Avenue, Will Street, and Winfield Road Huapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban, includes: Main Road, Sunny Crescent, and Tokay Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.131	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Babina Avenue, Cara Avenue, Croatia Avenue, Dida Park Drive, Kartolina Crescent, Kriletich Drive, Lumbarda Drive, Nellie Drive, Nobilo Road, Papa Orchard Drive, Podgora Avenue, Schoolside Road, Tarras Road, Vintry Drive, and Winfield Road Huapai]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.132	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Babos Avenue, Burns Lane, Kahika Grove, Konoba Avenue, Nobilo Road, Reserva Crescent, Rheingold Place, Sauterne Road, and Tarara Lane, Huapai; Weza Lane, Riverhead Road Kumeu] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Matua Road, Oraha Road, and Pinotage Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.133	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Nobilo Road, Schoolside Road, Resnik Crescent, Winfield Road, Tarras Avenue, Kartolina Crescent, Accolage Boulevard, Balthazar Road, Barrels Close, Barrique Road, Blatina Drive, Cara Avenue, Cooperage Avenue, Grenache Way, Jeroboam Loop, Magnum Drive, Moemoea Avenue, Piccolo Court, Ropere Street, Verdot Close, Zadar Street Huapai]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.134	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Riverhead. Refer to Appendix 2, Map 038. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albert Street, Alexandra Street, Alice Street, Applemoors Way, Arthur Street, Byron Drury Way, Cambridge Road, Canoe Lane, Coatesville-Riverhead Highway, Cobblers Lane, Crabb Fields Lane, Dinning Road, Drovers Way, Duchess Way, Duke Street, Edward Street, Elliot Street, Floyd Road, George Street, Great North Road, Grove Way, Gumdiggers Lane, Jelas Drive, Jessie Rise, Kaipara Portage Road, Kanga Lane, Kelly Road, Kent Street, Kent Terrace, King Street, Lam Terrace, Leebank Crescent, Maude Street, Mill Grove, Munford Lane, Newton Road, Nikau Way, Norglen Lane, Orchard Terrace, Pitoitoi Drive, Pohutukawa Parade, Princes Street, Queen Street, Riverhead Point Drive, School Road, Short Road, Sussex Terrace, Tauwaka Crescent, Te Roera Place, The Landing, Turpin Road, Walnut Road, Wautaiti Drive, Wharf Road, William Blake Way, and York Terrace, Riverhead]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.135	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Schnapper Rock and Greenhithe. Refer to Appendix 2, Map 039. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anehu Place, Awatahi Place, Blacks Road, Churchouse Road, Durbin Court, Eastvale Close, Greenhithe Road, Henry Blyth Lane, Kingfisher Grove, Monkton Close, Oratau Place, Oscar Road, Rame Road, Roland Road, Samuel Cross Place, Te Wharau Drive, and Waipuia Place Greenhithe; Aberley Road, Kittiwake Drive, Kyle Road, Lucas Creek View Way, Schnapper Rock Road, and Third Fairway Place, Schnapper Rock]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.136	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Refer to Appendix 2, Map 040. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Glen Vista Place, Glendhu Road, and Treetops Way, Bayview] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Elliott Avenue, Fernwood Grove, Glen Vista Place, Glendhu Road, Glenfield Road, James Street, Manuka Road, Sapphire Place, Spinella Drive, and Winifred Avenue, Bayview; Glenfield Road, Birkenhead; Glenfield Road, Hogans Road, James Street, Mossop Rise, St Thomas More Lane, and Wairau Road Glenfield; Albany Highway, Greenhithe; Aralia Road, Kama Place, Salamanca Road, Sycamore Drive, and Tahu Crescent, Sunnynook; Athena Drive, Atlantis Place, Ayton Drive, Cassandra Grove, Girrahween Drive, Glenfield Road, Glenvale Place, Highgrove Lane, Romulus Place, Sunset Road, Tableau Place, Tacitus Place, Target Road, Thalia Place, Totaravale Drive, Trias Road, and Wairau Road, Totara Vale; Albany Highway, Andros Place, Barbados Drive, Caribbean Drive, Devonshire Road, Exeter Place, Felicity Place, Jumento Place, Mandeville Place, Meadowood Drive, Merida Place, Santiago Crescent, Sevilla Place, Sunset Road, Tenbless Court, and Tyrico Close, Unsworth Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.137	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Neighbourhood Centre Zone in Glenfield and Wairau. Refer to Appendix 2, Map 040. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Glenfield Road, and James Street, Glenfield]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.138	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Sunnynook, Forrest Hill, Campbells Bay, Castor Bay, and Milford. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Sunnynook, Forrest Hill, Milford and Castor Bay. Refer to Appendix 2, Map 041. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Cloverly Crescent, Huntly Road, Red Bluff Rise, and The Esplanade Campbells Bay; Beach Road, Castor Bay Road, and The Esplanade Castor Bay; Craig Road Milford] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Bevyn Street, Commodore Parry Road, East Coast Road, Heathcote Road, Inga Road, Penning Road, Prestige Place, and Seaview Road Castor Bay; Baltimore Place, Becroft Drive, Blakeborough Drive, Catalina Crescent, East Coast Road, Gordon Avenue, Grenada Avenue, Kennedy Avenue, Linwood Avenue, Longwood Place, Lyttelton Avenue, Madison Place, Manutara Avenue, Meadowvale Avenue, Merriefield Avenue, Morton Avenue, Newport Place, Rosemary Avenue, Santa Rosa Terrace, September Place, Springfield Street, Sunnynook Road, Trevone Place, Wilmington Place, and Woodstock Road Forrest Hill; Alma Road, Anakiwa Place, Argyle Terrace, Cecil Road, Craig Road, Crete Avenue, Dallinghoe Crescent, East Coast Road, Frater Avenue, Gordon Avenue, Holiday Road, Inga Road, Kitchener Road, Milford Road, Nile Road, Ocean View Road, Omana Road, Penning Road, Prospect Terrace, Rangitoto Terrace, Saltburn Road, Seaview Road, Shakespeare Road, Stanley Avenue, Stratford Avenue, Sudan Avenue, Tobruk Crescent, Wolsley Avenue, and Woodbridge Lane Milford; Cassia Place, Datura Place, East Coast Road, Erica Road, Heather Place, Jonathan Place, Juniper Road, Kerria Place, Lavery Place, Lyford Crescent, Regency Place, Sequoia Place, Sunnynook Road, Sunset Road, Sycamore Drive, Tobago Place, Tonkin Drive, Trinidad Road, and Wylie Avenue Sunnynook; Altair Place, Mira Place, and Sunset Road Windsor Park]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.139	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones In parts of Wairau Valley, Sunnynook, Forrest Hill and Milford. Refer to Appendix 2, Map 041. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Link Drive, Wairau Valley; Grenada Avenue, Forrest Hill; East Coast Road, Milford; Tonkin Drive, and Sunset Road, Sunnynook.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.140	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone at Milford. Refer to Appendix 2, Map 042. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kitchener Road, Muritai Road, and Ocean View Road Milford]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.141	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Creek, and Mamari Road, Whenuapai]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.142	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Airport Road, Bomber Lane, Boyes Avenue, Brigham Creek Road, Camp X Place, Dale Road, Hangar Lane, Harewood Street, Joseph McDonald Drive, Kainga Lane, Kopuru Road, Lilley Terrace, Mamari Road, Maramara Road, McCaw Avenue, McEwan Street, Nils Andersen Road, Pamu Road, Pinefield Road, Propeller Avenue, Rigby Drive, Ripeka Lane, Roundel Crescent, Spriggs Lane, Timbermill Road, Totara Road, Whenuapai Drive, and Wicket Lane Whenuapai]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.143	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Whenuapai . Refer to Appendix 2, Map 043. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, Whenuapai]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.144	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Whenuapai and Herald Island. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville. Refer to Appendix 2, Map 044. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Coleman Avenue, Duncan Rise, Ferry Parade, George Avenue, and The Terrace Herald Island; Kauri Road, Kingsway Road, Kowhai Road, Pohutukawa Road, Punga Road, Totara Road, and Waimarie Road Whenuapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Clark Road, David Carnegie Road, Hapine Lane, Hapori Whanui Lane, Hobsonville Point Road, Hobsonville Road, Ko Nui Place, Ko Tohu Place, Limeburners Close, Lockheed Street, Malcolm Calder Road, Mapou Road, Matimati Place, Nugget Avenue, Piko Lane, Rangitamiro Place, Raranga Lane, Ringa Matau Road, Ringamaui Place, Scott Road, Sidney Wallingford Way, Tarakoi Road, Te Aho Matua Road, Te Rau Place, Te Rito Road, Teal Way, Uma Grove, Vazey Way, Waenganui Road, Whatu Lane, Whiri Lane, Williams Road, and Wiseley Road Hobsonville]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.145	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 044. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Settlers Avenue, Memorial Park Lane, Pottery Crescent, Carder Court, Glenae Lane, Falcon Crescent, Brigham Creek Road, Hobsonville Road, and Danby Court, Hobsonville.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.146	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Greenhithe and Herald Island. Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beach Haven. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beach Haven. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Aeroview Drive, Amelia Place, Beach Haven Road, Dakota Avenue, Fairclough Road, Fordham Street, Japonica Drive, Keith Smith Avenue, Lancaster Road, Melba Street, Neptune Avenue, O'Donn Avenue, Oruamo Place, Packham Place, Paragon Avenue, Rambler Crescent, Ranch Avenue, Rosecamp Road, Sispara Place, and Telstar Place Beach Haven;Flaxdale Street, Hellyers Street, Lanigan Street, Papa Place, Saffron Street, and Tiri Tiri Road Birkdale; Austin Road, Greenhithe Road, Kimberly Grove, Koki Road, Marae Road, Olwyn Place, Rahui Road, Rame Road, Remu Place, Tauhinu Road, and The Close Greenhithe; Alison Avenue, Ferry Parade, The Terrace, and Twin Wharf Road Herald Island; Tahingamanu Road Hobsonville]Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.147	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes:Tahingamanu Road Hobsonville]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.148	Kāinga Ora	Insert a Height Variation Control of 37 metres for parts of the Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Launch Road, and Marlborough Crescent, Hobsonville.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.149	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Birkdale,Glenfield, Bayview and Hillcrest. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glenfield and Hillcrest. Refer to Appendix 2, Map 046 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Anne McLean Drive, Arcadia Crescent, Bryers Place, Eugen Place, Lynn Road, Manuka Road, Morriggia Place, Pemberton Avenue, Ramonda Close, Randal Place, Standish Place Bayview, Beach Haven Road, Lancaster Road Beach Haven, Beach Haven Road, Beeche Place, Canongate Street, Castleton Street, Eskdale Road, Flaxdale Street, Hellyers Street, Hobby Avenue, Ivy Place, Lauris Place, McPhail Street, Salisbury Road, Vandeleur Avenue, Verbena Road, and Vonnell Place Birkdale; Beaudine Avenue, Brunton Place, Chedworth Drive, Domain Road, Embassy Place, Hiwihau Place, Kaipatiki Road, Park Road, Redfern Lane, Roberts Road, Seaview Road, Stephanie Close, Tamahere Drive, Valley View Road, Windy Ridge Road, and Wyvern Place Glenfield; Archers Road, Coronation Road, Monarch Avenue, Mountbatten Avenue, Nea Place, Tranquil Glade, and Trelawny Place Hillcrest [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Elliott Avenue, and Manuka Road Bayview; Agincourt Street, Archers Road, Battle Place, Bentley Avenue, Braund Place, Camelot Place, Camrose Place, Capilano Place, Cashmere Place, Chartwell Avenue, Chequers Avenue, Chivalry Road, Clare Place, Colin Wild Place, Contessa Drive, Coronation Road, Cunliffe Place, Diana Drive, Domain Road, Downing Street, Easton Park Parade, Emirau Place, Garner Place, Gladys Avenue, Glenfield Road, Greendale Spur, Greenridge Court, Greenvalley Rise, Hall Road, Hamilton Place, Hatherlow Street, Havana Place, High Road, Hogans Road, Kaipatiki Road, Lancelot Place, Lingfield Street, Manuka Road, Marlborough Avenue, Mayfield Road, McQuoid Place, Mulberry Place, Neal Avenue, Noeleen Street, Ondine Place, Park Road, Pavola Grove, Peach Road, Powrie Street, Ramillies Place, Roberts Road, Rosalind Road, Ross Avenue, Segedin Place, Sovereign Place, Stanley Road, Sunnyfield Crescent, Sunward Rise, Taynith Place, Waverley Avenue, Weldene Avenue, Woodcote Drive, and Wyvern Place Glenfield; Archers Road, Betsland Crescent, Coronation Road, Ensign Place, Glenfield Road, Gretel Place, McDowell Crescent, Menear Lane, Monarch Avenue, Speedy Crescent, Tranquil Glade, and Trelawny Place Hillcrest]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.150	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Glenfield. Refer to Appendix 2, Map 046 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Manuka Road, Bayview; Glenfield Road, Hillcrest; Chartwell Avenue, Chivalry Road, and Coronation Road, Glenfield.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.151	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillcrest, Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Wairau Valley, Milford, Takapuna, Hillcrest, and Northcote. Refer to Appendix 2, Map 047 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes:Cobblestone Lane, Nicholson Place, and Northwick Place Hillcrest; Spencer Terrace Hauraki] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Altona Road, Bond Crescent, Forrest Hill Road, and Wairau Road Forrest Hill; Francis Street, Harley Close, Hart Road, and Spencer Terrace Hauraki; Alton Avenue, Eban Avenue, Evelyn Place, Hillcrest Avenue, Northcote Road, Ocean View Road, Sunnybrae Road Hillcrest, Alma Road, Belmont Terrace, Currey Crescent, Dodson Avenue, Fenwick Avenue, Forrest Hill Road, Kitchener Road, Macbeth Court, Margaret Place, Napoleon Avenue, Nile Road, Otakau Road, Pierce Road, Shakespeare Road, Sylvan Park Avenue, Trafalgar Road, and Waterloo Road Milford; Akoranga Drive, College Road, Kitewao Street, Lake Road, Lenihan Street, Liston Street, Martin Crescent, Northcote Road, Ocean View Road, Paetahi Lane, Potter Avenue, Raupapa Street, Tahinga Street, and Tonar Street Northcote; Dominion Street, Eric Price Avenue, Harley Road, Hurstmere Road, Karaka Street, Killarney Street, Kitchener Road, Lake Pupuke Drive, Lake View Road, Manurere Avenue, Napier Avenue, Ngaio Street, Northcote Road, Puriri Street, Rangitira Avenue, Taharoto Road, Te Uru Lane, and The Promenade Takapuna]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.152	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Wairau Valley, Northcote, Milford, Takapuna and Hillcrest.Refer to Appendix 2, Map 047 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Northcote Road, Ocean View Road, and Sunnybrae Road, Hillcrest; Shakespeare Road, Brook Street, Wairau Road, Thornton Road, Nile Road, Dodson Avenue, Forrest Hill Road, and Kitchener Road, Milford; Akoranga Drive, Northcote Road Northcote, Barrys Point Road, Anzac Street, Rangitira Avenue, Taharoto Road, Ngaio Street, Shea Terrace, Killarney Street, Fred Thomas Drive, Dominion Street, Northcote Road, Karaka Street, Greydene Place, Mary Poynton Crescent, and Shakespeare Road, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.153	Kāinga Ora	Rezone Residential - Low Density Residential Zone, to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Milford and Takapuna. Refer to Appendix 2, Map 048 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Clifton Road, and Lake Road Hauraki; The Strand Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Arthur Crescent, Brown Street, Clifton Road, Crichton Terrace, Ewen Street, Francis Street, Harley Close, Harley Road, Hart Road, Hauraki Road, Jutland Road, Lake Road, Norman Road, Purchas Road, Rarere Road, Stone Street, and Tuaone Court Hauraki; Kitchener Road, Muritai Road, and Tiri Road Milford; Audrey Road, Blomfield Spa, Brett Avenue, Earnoch Avenue, Eric Price Avenue, Ewen Street, Gibbons Road, Hurstmere Road, Kitchener Road, Minnehaha Avenue, O'Neills Avenue, Park Avenue, Sanders Avenue, The Strand, Tiri Road, and William Street Takapuna]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.154	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Takapuna. Refer to Appendix 2, Map 048 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lake Road, Blomfield Spa, Park Avenue, and Sanders Avenue, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.155	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Westgate. Refer to Appendix 2 Map 050 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Don Buck Road, Dunlop Road, Fred Taylor Drive, Hiwi Rakau Rise, Jadewynn Drive, Manarini Road, Oma Hoiho Place, Puhikawa Street, and Red Hills Road, Massey; Holmes Drive, Hueglow Rise, Oreil Avenue, and Sumich Place, West Harbour; Awamarino Way, Kapia Road, Kauri Amber Road, Pukewhero Rise, and Wai Place, Westgate; Fred Taylor Drive, Whenuapai]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.156	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Westgate. Refer to Appendix 2 Map 050 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Spring Garden Avenue, Spring Garden Road, Fred Taylor Drive, and Te Oranui Way, Massey]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.157	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville and West Harbour. Refer to Appendix 2, Map 051 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brickworks Bay Road, Ngaroma House Drive, Nightfall Way, Scott Road, and Vazey Way, Hobsonville] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Carder Holland Way, Hobsonville Road, Starlight Cove, Vazey Way, Williams Road, and Wiseley Road, Hobsonville; Katrina Place, Manutewhau Road, Moire Road, Purei Lane Massey Bridgehead Cove, Brougham Place, Buisson Glade, Connemara Court, Crosby Road, Cyril Crescent, Elizabeth Drive, Fitzherbert Avenue, Flaunty Place, Forster Place, Hanson Place, Harbour Lights Close, Hobsonville Road, Hueglow Rise, Kayle Glen, Louise Place, Luckens Road, Midgley Road, Moire Road, Mona Vale, Oakpark Place, Oreil Avenue, Sumich Place, West Harbour Drive, and Wiseley Road, West Harbour; Trig Road, Whenuapai]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.158	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Beachaven and Kauri Park. Refer to Appendix 2, Map 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brigantine Drive, Eucalyptus Place, Hadfield Street, Island Bay Road, Jacaranda Avenue, Pluto Place, Poaka Place, Rangatira Road, Rosecamp Road, Seahorse Place, Valhalla Drive, and Valkyria Place, Beach Haven]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.159	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Maps 051 and 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone, includes: Coast Garden Drive, Landing Path Drive, Limestone Drive, Ngaroma House Drive, Nightfall Way, Ocean Breeze Avenue, Picnic Point Road, Pilot Drive, Scott Road, Seawind Way, Turbine Way, Aviation Drive, Blackbird Lane, Cicada Road, Craigs Way, Greenfinch Road, Gunn Way, Habitat Place, Irving Place, Kano Way, Kearns Drive, Kokowai Parade, Kota Lane, Landing Path Drive, Mantis Lane, Myland Drive, Observation Green, Ocean Breeze Avenue, Parara Way, Picnic Point Road, Pihoihoi Place, Rapunga Drive, Riroriro Road, Roa Avenue, Scott Road, Silvereye Road, Tai Crescent, Toanui Road, Treloar Crescent, and Turret Lane, Hobsonville]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.160	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Birkdale, Kauri Park, Beachaven, Chatswood, Birkenhead and Chelsea. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Birkdale, Kauri Park, Beachaven, Chatswood and Birkenhead. Refer to Appendix 2, Map 053 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Island Bay Road, Pluto Place, and Rangatira Road, Beach Haven; Abbeygate Street, Canongate Street, Castleton Street, Flynn Street, Verbena Road, and Verran Road, Birkdale; Balmain Road, Berne Place, Bridge View Road, Brussells Place, Caram Place, Catrina Avenue, Havenwood Place, Hebe Place, Hinemoa Street, Inglis Street, Kauri Road, Maunganui Road, Paris Place, Park Hill Road, Pupuke Road, Ridgewood Crescent, Roseberry Avenue, Tizard Road, Tui Glen Road, Verran Road, Vienna Place, and Wanganella Street, Birkenhead; Blundell Place, David Beattie Place, Heaton Grove, Homewood Place, Langstone Place, Mappin Place, Mosman Place, Onetaunga Road, Porritt Avenue, Portsea Place, and Ravenstone Place, Chatswood; Betsland Crescent, McDowell Crescent, Hillcrest; and Raymond Terrace, Northcote] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Rangatira Road, Beach Haven; Birkdale Road, Gatman Street, Monte Cassino Place, Rangatira Road, Verbena Road, and Verran Road, Birkdale; Aorangi Place, Balmain Road, Birkenhead Avenue, Brassey Road, Bridge View Road, Catrina Avenue, City View Terrace, Colonial Road, Coroglen Avenue, Eskdale Road, Felstead Street, Glade Place, Glenbush Place, Glenfield Road, Glenwood Avenue, Highbury Bypass, Hinemoa Street, Huka Road, Ian Marwick Place, Inkster Street, John Court Street, Kauri Road, Le Roy Terrace, Learmonth Avenue, Mahara Avenue, Maika Lane, Mariposa Crescent, Maritime Terrace, Maunganui Road, Miraka Place, Mokoia Road, Mollyhawk Place, Onewa Road, Palmerston Road, Paris Place, Park Avenue, Park Hill Road, Pullum Street, Pupuke Road, Rangatira Road, Rawene Road, Roseberry Avenue, Rugby Road, Satchell Place, Telephone Road, Titiwai Place, Tizard Road, Verran Road, Waipa Street, Wakanui Street, Waratah Street, West Glade Crescent, and Willow Avenue, Birkenhead; Balmain Road, Barlow Place, Blundell Place, Calman Place, Chatswood Grove, Chelsea View Drive, Colonial Road, Fitzpatrick Place, Heaton Grove, Holyoake Place, Makepiece Place, Mappin Place, and Porritt Avenue, Chatswood; Bank Street, Glenfield Road, McDowell Crescent, Moore Street, Pupuke Road, and Tilden Avenue, Hillcrest; Gladstone Road, Kauri Glen Road, Onewa Road, Park Avenue, Valley Road, and Wernham Place, Northcote]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.161	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Kauri Park, Birkdale, Chatswood and Birkenhead. Refer to Appendix 2 Map 053 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rawene Road, Hinemoa Street, Mokoia Road, and Rugby Road, Birkenhead; Rangatira Road, and Birkdale Road, Birkdale]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.162	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Northcote, Northcote Point, Bayswater and Hauraki. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Northcote, Northcote Point and Hauraki . Refer to Appendix 2, Map 054 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Lansdowne Street, Marine Terrace, and Norwood Road, Bayswater; Awanui Street, Hinemoa Street, Hinemoa Terrace, Learmonth Avenue, Maritime Terrace, Peregrine Place, and Wakanui Street, Birkenhead; Charles Street, Francis Street, Herbert Street, Jutland Road, Pine Ridge Terrace, and Walter Street, Hauraki; Exmouth Road, Heath Avenue, Matanui Street, McBreen Avenue, Puawai Place, Raymond Terrace, Seaview Avenue, Sylvan Avenue, Tarahanga Street, and Toi Toi Place, Northcote; Alfred Street, Bartley Street, Beach Road, Church Street, Clarence Road, Denby Lane, Hall Street, King Street, Milton Road, Nelson Avenue, Princes Street, Queen Street, Richmond Avenue, Rodney Road, Stafford Road, Sulphur Beach Road, Tennyson Street, Vincent Road, Waimana Avenue, and Wilding Avenue, Northcote Point; and Walter Street Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Charles Street, Francis Street, Hart Road, Spencer Terrace, and Sydney Street, Hauraki; Lynngate Place, Ocean View Road, and Pupuke Road, Hillcrest; Arahia Street, Bush View Lane, College Road, Deuxberry Avenue, Dudding Avenue, Exmouth Road, Fairfax Avenue, Fowler Street, Gladstone Road, Herons Way, Holdaway Avenue, Howard Road, James Evans Drive, Kaihu Street, Kororo Street, La Roche Place, Lake Road, Mahuta Grove, Martin Crescent, Matanui Street, McBreen Avenue, Nutsey Avenue, Ocean View Road, Onewa Road, Paruru Avenue, Puawai Place, Pupuke Road, Raleigh Road, Raymond Terrace, Sampson Lane, Seaview Avenue, St Peters Street, Sylvan Avenue, Toi Toi Place, Valley Road, and Woodside Avenue, Northcote; Belle Vue Avenue, Bruce Street, Church Street, Faulkner Road, Onewa Road, Queen Street, Richmond Avenue, Rodney Road, Waimana Avenue, and Wilding Avenue, Northcote Point]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.163	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Centre Zone in Northcote and Northcote Point. Refer to Appendix 2 Map 054 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Onewa Road, and Akoranga Drive Northcote; and Queen Street, Northcote Point]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.164	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Belmont, Bayswater, Hauraki, Narrow Neck, and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Belmont, Hauraki, Narrow Neck, and Devonport. Refer to Appendix 2, Map 055 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Birkley Road, Norwood Road, and Sandy Bay Road, Bayswater; Evan Street, Eversleigh Road, Keys Street, Seacliffe Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Aramoana Avenue, Arawa Avenue, Ariho Terrace, Bath Street, Beaconsfield Street, Bulwer Street, Cambria Road, Cowper Street, Derby Street, Empire Road, Grahame Street, Grove Road, Kawerau Avenue, Lytton Street, Matai Road, Merwood Lane, Moata Place, Ngataringa Road, Oxford Terrace, Plymouth Crescent, Rata Road, Sinclair Street, Tainui Road, Vauxhall Road, Wairoa Road, and Wesley Street, Devonport; St Leonards Road, Hauraki; Ascot Avenue, Bath Street, Grove Road, Hamana Street, Morrison Avenue, North Avenue, Old Lake Road, Seacliffe Avenue, Turnbull Road, Vauxhall Road, and Wairoa Road Narrow Neck] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayswater Avenue, Cassino Street, David Street, Diomede Street, Egremont Street, Moana Avenue, Philomel Crescent, and Roberts Avenue, Bayswater; Alamein Avenue, Bardia Street, Bayswater Avenue, Bellcroft Place, Coronation Street, Corrella Road, Egremont Street, Lake Road, Maleme Avenue, Merani Street, Moa Street, Moana Avenue, Montgomery Avenue, Opua Street, Preston Avenue, Roberts Avenue, Seacliffe Avenue, Tui Street, Westwell Road, Williamson Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Ariho Terrace, Bulwer Street, Cowper Street, Derby Street, Empire Road, Everest Street, Lake Road, Maleme Avenue, Mozeley Avenue, Owens Road, Regent Street, and Victoria Road, Devonport; Bayview Road, Birchfield Road, Fentham Road, Francis Street, Hororata Road, Jutland Road, Lake Road, Norman Road, Northboro Road, Northumberland Avenue, Onepoto Road, and Stone Street, Hauraki; Fraser Road, Lake Road, and Old Lake Road, Narrow Neck]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.165	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Hauraki, Belmont, and Devonport. Refer to Appendix 2 Map 055 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moana Avenue, School Road, Corrella Road, Lake Road, Egremont Street, Bayswater Avenue, and Williamson Avenue, Belmont; Regent Street, and Lake Road, Devonport; and Lake Road, Hauraki]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.166	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Massey. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey. Refer to Appendix 2, Map 058 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anich Road,Birdwood Road, Chorley Avenue, Crompton Road, Hartley Terrace, Kasia Close, Rehia Road, Triangle Road, and Vina Place, Massey; Barrel Crescent, Birdwood Road, Crows Road, Kate Duncan Drive, Kauri Gum Rise, Lumber Rise, and William Calvert Drive, Swanson] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aditi Close, Alloway Street, Baumea Rise, Beauchamp Drive, Bonny Crescent, Breenagh Place, Broadfield Street, Carillon Place, Cherry Tree Place, Cloghan Close, Cyclarama Crescent, Don Buck Road, Frosses Place, Garton Drive, Glenfinn Place, Helleur Road, Impatiens Lane, Kautawa Lane, Keiha Crescent, Kemp Road, Killygordon Place, Lanham Lane, Lawson Creek Street, Makora Road, Mata Road, McClintock Road, McWhirters Farm Lane, Merv Clarke Lane, Morus Road, Paina Crescent, Puhikawa Street, Red Hills Road, Reverie Place, Richfield Crescent, Royal Road, Rush Creek Drive, Tellin Close, Triangle Road, Vadam Road, and Westgate Drive, Massey]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.167	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 058. [inferred: proposes to rezone some or all of the properties in these streets from r5esidential - Single House Zone to Residential - Mixed Housing Urban Zone, includes:Birdwood Road, and Yelash Road, Massey]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.168	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Massey, Royal Heights, Te Atatu Peninsula and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey, Te Atatu Peninsula and Henderson . Refer to Appendix 2, Map 059 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Daytona Road, Preston Avenue Henderson Colwill Road, Darcy Place, Hartley Terrace, and Lowtherhurst Road, Massey; Celsmere Lane, Hughes Terrace, Kotuku Street, Matipo Road, Taioma Crescent, and Waione Avenue, Te Atatu Peninsula]. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Preston Avenue, and Triangle Road, Henderson; Ambar Ridge Avenue, Doone Place, Exotic Place, Halloran Place, Hartley Terrace, Huruhuru Road, Keegan Drive, Kopi Place, Lowtherhurst Road, Manutewhau Road, Taitapu Street, Triangle Road, and Waimumu Road, Massey; Beach Road, Beaufield Lane, Brennan Avenue, Bridgens Avenue, Brookfield Road, Durham Street, Enderby Drive, Gane Lane, Glenhaven Place, Gloria Avenue, Gwendoline Avenue, Helga Crescent, Hughes Terrace, Kaumatua Place, Kervil Avenue, London Street, Matipo Road, Montmere Avenue, Moor Avenue, Neil Avenue, Onemana Way, Peachgrove Road, Piriti Drive, River Road, Roby Street, Springbank Lane, Stokes Avenue, Taikata Road, Te Atatu Road, Thomas Avenue, Waimanu Bay Drive, Waione Avenue, Waipani Road, Ward Crescent, and Wharf Road, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.169	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Te Atatu Peninsula and Henderson. Refer to Appendix 2 Map 059 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Henderson; Gunner Drive, Te Atatu Road, Neil Avenue, Old Te Atatu Road, Hereford Street, and Gloria Avenue, Te Atatu Peninsula]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.170	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Te Atatu Peninsula. Refer to Appendix 2 Map 060 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kawai Rise, Waikura Drive, and Waimanu Bay Drive, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.171	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay. Refer to Appendix 2, Map 061 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes :Annan Street, Argyle Street, Bella Vista Road, Clifton Road, Cremorne Street, Galatea Terrace, Herne Bay Road, Jervois Road, Marine Parade, Masons Avenue, River Terrace, Upton Street, Wairangi Street, and Wolseley Avenue, Herne Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albany Road, Argyle Street, Bayfield Road, Buller Street, Clifton Road, Cox Street, Cremorne Street, Hamilton Road, Hector Street, Herne Bay Road, Jervois Road, Kelmarna Avenue, Lawrence Street, Marine Parade, Masons Avenue, Salisbury Street, Saratoga Avenue, Sarsfield Street, Sentinel Road, Stack Street, Wairangi Street, Wallace Street, West End Road, and Wharf Road, Herne Bay; Hukanui Crescent, Trinity Street, and Wanganui Avenue, Ponsonby; Rawene Avenue, Westmere]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.172	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Jervois Road, Herne Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.173	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Cremorne Street, Stack Street, Argyle Street, River Terrace, Clifton Road, and Wairangi Street, Herne Bay] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.174	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay, and parts of Northcote Point and Stanley Point. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay and St Marys Bay. Refer to Appendix 2, Map 062 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Alma Street, Princes Street, and Queen Street, Northcote Point; Stanley Point Road, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: College Hill, Costley Street, Elizabeth Street, England Street, Georgina Street, Ireland Street, Margaret Street, Pember Reeves Street, Renall Street, Russell Street, Ryle Street, Spring Street, and Wood Street, Freemans Bay; Amiria Street, Curran Street, Hamilton Road, Masefield Avenue, and Sarsfield Street, Herne Bay; Amiria Street, Ardmore Road, Caroline Street, Clarence Street, College Hill, Cowan Street, Dedwood Terrace, Dublin Street, Dunedin Street, Emmett Street, Green Street, Hackett Street, Islington Street, John Street, London Street, Melford Street, New Street, O'Neill Street, Percival Parade, Pompallier Terrace, Ponsonby Terrace, Prosford Street, Provost Street, Redmond Street, Ring Terrace, Scott Street, Sheehan Street, Shelly Beach Road, St Marys Road, Swift Avenue, Trinity Street, Tweed Street, Vermont Street, Vine Street, and Wanganui Avenue, Ponsonby]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.175	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Herne Bay,St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.176	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.177	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Stanley Point and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Devonport. Refer to Appendix 2, Map 063 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abbotsford Terrace, Albert Road, Beaconsfield Street, Cheltenham Road, Eton Avenue, Jubilee Avenue, King Edward Parade, Lytton Street, Macky Avenue, Oxford Terrace, Tainui Road, Takarunga Road, and Tui Street, Devonport; Calliope Road, First Avenue, Glen Road, Russell Street, Rutland Road, Second Avenue, Stanley Point Road, Summer Street, Waterview Road, and William Bond Street, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Abbotsford Terrace, Albert Road, Anne Street, Bartley Terrace, Buchanan Street, Burgess Road, Calliope Road, Cambridge Terrace, Church Street, Clarence Street, Cowper Street, Cracroft Street, Domain Street, Duders Avenue, Ewen Alison Avenue, Flagstaff Terrace, Garden Terrace, Hastings Parade, High Street, Huia Street, Kapai Road, Kerr Street, King Edward Parade, Lake Road, Mays Street, Mozeley Avenue, Owens Road, Patuone Avenue, Queens Parade, Rattray Street, Roslyn Terrace, Shoal Bay Road, Spring Street, St Aubyn Street, St Leonards Road, Tudor Street, Vauxhall Road, and Victoria Road, Devonport; Calliope Road, Cautley Street, Kiwi Road, Roslyn Terrace, Rutland Road, Waterview Road, and William Bond Street, Stanley Point]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.178	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in parts of Devonport, Mechanics Bay, and Parnell. Refer to Appendix 2 Map 063 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: King Edward Parade, Victoria Road, Church Street, Vauxhall Road, and Calliope Road, Devonport; Calliope Road, Kiwi Road, William Bond Street, Cautley Street, and Queens Parade, Stanley Point] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, and Faraday Street Parnell]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.179	Kāinga Ora	Insert a Height Variation Controls of 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Mechanics Bay and Parnell. Refer to Appendix 2 Map 063 of the submission. Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, Faraday Street Parnell]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.180	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay. Refer to Appendix 2, Map 064 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Macky Avenue, and Jubilee Avenue, Devonport] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Holgate Road, and Kohimarama Road, Kohimarama; Atkin Avenue, Marau Crescent, Ronaki Road, Selwyn Avenue, and Tamaki Drive, Mission Bay]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.181	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in parts of Mission Bay. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Atkin Avenue, Tamaki Drive, and Marau Crescent, Mission Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.182	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in parts of Ōrākei. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

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FS83	Heidi Baker	Oppose	873.183	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in St Heliers. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of St Heliers. Refer to Appendix 2 Map 065 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Peacock Street, Riddell Road, and Waitara Road,Glendowie; Glover Road, Rarangi Road, Riddell Road, Springcombe Road, The Rise, and Waimarie Street, St Heliers] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Clarendon Road, Cliff Road, Rarangi Road, and Vale Road, St Heliers]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.184	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson. Refer to Appendix 2 Map 066 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Parklands Avenue, and Swanson Road, Swanson]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.185	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Swanson, Ranui, Massey, and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson, Ranui, and Henderson. Refer to Appendix 2, Map 067 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brookwood Drive, Chardonnay Rise, Gendo Avenue, and Semillon Avenue, Henderson; Don Buck Road, Helena Street, Madeira Lane, and Tiriwa Drive, Massey; Arodella Crescent, Karepo Crescent, Pooks Road, Swanson Road, Urlich Drive, View Ridge Drive, and Waitemata Drive, Ranui; Birdwood Road, Burton's Drive, Candia Road, Crows Road, Joseph Kokich Avenue, Kate Duncan Drive, Korihi Drive, Lumber Rise, O'Neills Road, Patrick Rice Drive, Saw Lane, Tupu Place, and Waimoko Glen, Swanson] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chardonnay Rise, Checkerberry Court, Cognac Place, Edwards Avenue, Espalier Drive, Freestone Place, Gala Place, Graven Court, Harvest Drive, Hillwell Drive, Lantern Court, Mawney Road, Millstone Lane, Pinedale Place, Pippen Court, Rathgar Road, Semillon Avenue, Shiraz Place, Summerland Drive, Swanson Road, Universal Drive, and Waterstone Way, Henderson; Babich Road, and Simpson Road, Henderson; Valley Afton Place, Airdrie Road, Ali Place, Armada Drive, Arodella Crescent, Babich Road North, Bahari Drive, Cameron Place, Charlenne Close, Childers Road, Cirrus Way, Cumulus Way, Dhaka Lane, Edwin Freeman Place, Elisa Lane, Elvira Place, Eric Gifford Drive, Frostbite Place, Gerda Place, Greenberry Drive, Hamblyn Place, Hetherington Road, Ireland Place, Irongate Avenue, Jeffery Reeve Crescent, Kinvig Place, Luanda Drive, Lumino Lane, Macrocarpa Place, Marinich Drive, Maru Place, Matuka Lane, Mayer Place, Metcalfe Road, Mili Way, Mili Way South, Muriel Place, Platinum Rise, Pooks Road, Rakich Place, Riserra Drive, Sachel Place, Sauvignon Avenue, Shibata Rise, Simpson Road, Starling Place, Sun Place, Swanson Road, Syrah Crescent, Urban Grove, Urlich Drive, View Ridge Drive, Vino Cina Heights, and Waitemata Drive, Ranui]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.186	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in Ranui and Swanson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Swanson Road, Swanson; and Pooks Road, Ranui]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS83	Heidi Baker	Oppose	873.187	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for parts of the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Frank Evans Place, Swanson Road, Splendour Close, Rathgar Road, Welcome Place, Maurice Borich Place, and Tango Place Henderson] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Espalier Drive, Albizia Avenue, Ti Nana Crescent, Butia Avenue, Peachstone Lane, Pinedale Place, Lesa Annis Place, Rathgar Road, Applebox Lane, Sturges Road, Mulvaney Crescent, Swanson Road, Geordie Street, Fitzwater Place, Harvest Drive, Statesman Street, Vintage Drive, Edwards Avenue, Neta Grove, Spring Grove, Septimus Place, Vitex Lane, Lockington Avenue, Gala Place, Maurice Borich Place, and Frank Evans Place Henderson] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Swanson Road, Septimus Place, Rathgar Road, Ti Nana Crescent, Sturges Road, Lesa Annis Place, Statesman Street, Vintage Drive, Neta Grove, Spring Grove, Geordie Street, and Papatahi Place Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.188	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Te Atatu South and Te Atatu Peninsula. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson and Te Atatu South. Refer to Appendix 2, Map 068 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Flanshaw Road, Marewa Street, and Thomas Rea Place, Te Atatu South] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apple Lane, Buscomb Avenue, Chilcott Road, Daytona Road, Edmonton Road, Edwards Avenue, Epping Road, Fairdene Avenue, Kingdale Road, Kona Crescent, Lincoln Road, Penders Place, Pinedale Place, Poinsettia Place, Pomaria Road, Preston Avenue, Tudor Road, Universal Drive, and Woodford Avenue, Henderson; Alma Street, Amberley Avenue, Annette Avenue, Bodi Place, Bordeaux Parade, Bosnyak Drive, Bridge Avenue, Castaing Crescent, Central Park Drive, Cole Place, Covil Avenue, Divich Avenue, Edmonton Road, Fairlea Road, Flanshaw Road, Grainger Road, Griffiths Place, Harding Avenue, Highlight Parade, Jaemont Avenue, Keru Place, Kirrie Avenue, Lyndhurst Road, MacKenzie Street, McLeod Road, Merchant Avenue, Meritage Lane, Merlot Way, Merville Avenue, Mickle Street, Miltonia Avenue, Norma Avenue, Orchid Place, Ozich Avenue, Porter Avenue, Rowan Terrace, Royal View Road, School Road, Sheehan Road, Strid Road, Sunrise Lane, Swan Lane, Taha Road, Te Atatu Road, Tiroroa Avenue, Vera Road, Vodanovich Road, and Wakeling Avenue, Te Atatu South]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.189	Kāinga Ora	Insert Height Variation Controls of 18m and 22m for various business zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road, Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive, Te Atatu South] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Pomaria Road, Universal Drive, and Daytona Road, Henderson]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.190	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive Te Atatu South] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Swanson Road, Vintage Drive, Fairdene Avenue, Epping Road, Nephrite Lane, Edwards Avenue, Woodford Avenue, Lincoln Road, Ti Nana Crescent, Pinedale Place, Chilcott Road, Stephen Avenue, Rathgar Road, Penders Place, Kona Crescent, Norval Road, Spring Grove, McLeod Road, Lesa Annis Place, Papatahi Place, Buscomb Avenue, and Khaleel Place, Henderson; Miltonia Avenue, Te Atatu Road, Castaing Crescent, Orchid Place, Edmonton Road, Meritage Lane, Kirrie Avenue, Central Park Drive, Swan Lane, McLeod Road, Bordeaux Parade, Divich Avenue, Strid Road, Alma Street, Vodanovich Road, Fayette Place, Bodi Place, Griffiths Place, Sheehan Road, Merlot Way, Fowey Avenue, Ozich Avenue, and Roberts Road, Te Atatu South] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Swanson Road, Buscomb Avenue, Septimus Place, Sturges Road, McLeod Road, Blacklock Avenue, Jubaea Place, Winery Way, Miriam Corban Heights, Millstream Drive, Edmonton Road, Te Kanawa Crescent, Lincoln Road, Abel Tasman Avenue, Norval Road, Adriatic Avenue, Ti Nana Crescent, Matuhi Rise, Chilcott Road, Takapu Street, Sel Peacock Drive, Ciprian Place, Crockett Lane, Hiseman Lane, Penders Place, Pinedale Place, Vintage Drive, Hoya Court, Woodford Avenue, Rosebay Rise, Rathgar Road, Neta Grove, Papatahi Place, Sophie Lane, Spring Grove, Mt Lebanon Lane, Claude Brookes Drive, Great North Road, Lesa Annis Place, Fairdene Avenue, Humphrey Kemp Avenue, and Epping Road, Henderson; Miltonia Avenue, Duncan Avenue, Central Park Drive, Swan Lane, Edmonton Road, Sheehan Road, Te Atatu Road, McLeod Road, Kirrie Avenue, Alma Street, Orchid Place, Te Atatu South]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Refer to Appendix 2, Map 070 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Old Mill Road, and West View Road, Grey Lynn; Wharf Road, Herne Bay; West View Road, Westmere] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Allen Road, Baildon Road, Browning Street, Bullock Track, Castle Street, Cockburn Street, Dryden Street, Edwards Road, Farrar Street, Firth Road, Fisherton Street, Francis Street, Gilbert Avenue, Great North Road, Hakanoa Street, Ivanhoe Road, Jessel Street, Livingstone Street, Old Mill Road, Richmond Road, Sackville Street, Sefton Avenue, Selbourne Street, Sherwood Avenue, Shirley Road, Stanmore Road, Surrey Crescent, Tay Street, Tuarangi Road, Tutanekai Street, Warnock Street, Webber Street, Wellpark Avenue, Westmoreland Street East, Westmoreland Street West, Wexford Road, and Wilton Street, Grey Lynn; West End Road, Herne Bay; Fourth Avenue, School Road, and Western Springs Road, Kingsland; Burnside Avenue, Carrington Road, Chatham Avenue, Fontenoy Street, Linwood Avenue, Malvern Road, Martin Avenue, Norgrove Avenue, Novar Place, Parkdale Road, Parr Road South, Rawalpindi Street, Rossgrove Terrace, Segar Avenue, St Lukes Road, Sutherland Road, Tasman Avenue, and Verona Avenue, Mount Albert; Alberta Street, Bangor Street, Berridge Avenue, Boscawen Street, Bungalow Avenue, Buxton Street, De Luen Street, Dignan Street, Edith Street, Formby Avenue, Great North Road, Harbour View Road, Huia Road, Humariri Street, Joan Street, Johnstone Street, Kanuka Street, Kettle Street, Kiwi Road, Lynch Street, Manor Place, Meola Road, Miller Street, Moa Road, Montrose Street, Moray Place, Neville Street, Newell Street, Oliver Street, Pasadena Avenue, Pelham Avenue, Point Chevalier Road, Premier Avenue, Rama Road, Raymond Street, Riro Street, Seacombe Road, Smale Street, St Michaels Avenue, Studholme Street, Target Street, Te Ra Road, Tui Street, Wainui Avenue, Wakatipu Street, Walford Road, Walker Road, Walmer Road, and Wright Road, Point Chevalier; Hukanui Crescent, Moira Street, Mokau Street, Parawai Crescent, Richmond Road, and Tawariki Street, Ponsonby; New North Road, Parkhill Road, Rocky Nook Avenue, and Wolseley Street, St Lukes; Arlington Street, Aua Lane, Daventry Street, Herdman Street, Oakley Avenue, and Waterbank Crescent, Waterview; Bannerman Road, Cardigan Street, Derwent Street, Don Croot Street, Duncan MacLean Link, Finch Street, Levonia Street, Mountain View Road, Myrtle Street, Springfield Road, Warwick Street, and Western Springs Road, Western Springs; Dorset Street, Faulder Avenue, Fife Street, Garnet Road, Hope Street, Kingsley Street, Kotare Avenue, Larchwood Avenue, Lemington Road, Maxwell Avenue, Meola Road, Motions Road, Notley Street, Nottingham Street, Oban		
FS83	Heidi Baker	Oppose	873.191	Kāinga Ora		Urban Environment	Larger rezoning proposal

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FS83	Heidi Baker	Oppose	873.192	Kāinga Ora	Insert Height Variation Controls of 18m, 22m, 29m and 37m for various business zones in parts of Waterview, Point Chevalier, Westmere, Morningside, and Grey Lynn. Refer to Appendix 2, Map 070 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Wharf Road Herne Bay; Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Richmond Road, Sackville Street, Surrey Crescent, and Great North Road, Grey Lynn; Carrington Road, Mount Albert; Point Chevalier Road, Great North Road, Premier Avenue, Raymond Street, Huia Road, Moa Road and Tui Street, Point Chevalier; New North Road, St Lukes; Great North Road, and Daventry Street, Waterview; West End Road, Garnet Road, and Oban Road, Westmere] [Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.193	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Western Springs. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Premier Avenue, Point Chevalier]	Height	Height response - other zones
FS83	Heidi Baker	Oppose	873.194	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Westmere, Western Springs and Morningside. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: [Wharf Road Herne Bay, Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: [Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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					Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Street, Bright Street, Copeland Street, Devon Street, Evelyn Street, Haslett Street, Suffolk Street, Takau Street, and Virginia Avenue West, Eden Terrace; Albury Avenue, Almorah Place, Almorah Road, Castle Drive, Gilgit Road, Gillies Avenue, Glenfell Place, Maungawhau Road, Mountain Road, Omana Avenue, Rockwood Place, Savannah Street, Seccombes Road, and Withiel Drive, Epsom; Anglesea Street, Barrie Street, Beresford Street West, Collingwood Street, Elizabeth Street, England Street, Franklin Road, Georgina Street, Gunson Street, Heke Street, Hepburn Street, Hopetoun Street, Paget Street, Picton Street, Ponsonby Road, Ryle Street, Smith Street, Tahuna Street, Wellington Street, Winn Road, and Wood Street, Freemans Bay; Carlton Gore Road, and Seafield View Road, Grafton; Allen Road, Ariki Street, Arnold Street, Baildon Road, Beaconsfield Street, Bond Street, Brisbane Street, Chamberlain Street, Cockburn Street, Coleridge Street, Commercial Road, Cooper Street, Crummer Road, Dean Street, Dickens Street, Dryden Street, Elgin Street, Farrar Street, Grosvenor Street, Harcourt Street, Home Street, Jessel Street, Julian Street, Keppell Street, King Street, Kirk Street, Leighton Street, MacKelvie Street, Millais Street, Monmouth Street, Murdoch Road, Niger Street, Northland Street, Partridge Street, Potatau Street, Prime Road, Rose Road, Scanlan Street, Schofield Street, Seddon Street, Selbourne Street, Sussex Street, Turakina Street, Waima Street, Wallingford Street, and Williamson Avenue, Grey Lynn; Aitken Terrace, Alexander Street, Altham Avenue, Buchanan Street, Central Road, Cricket Avenue, First Avenue, Fourth Avenue, Hesketh Street, King Street, Kingsland Avenue, Kowhai Street, Marlborough Street, Mostyn Street, New Bond Street, New North Road, Onslow Road, Reimers Avenue, Richbourne Street, Rossmay Terrace, Royal Terrace, Sandringham Road, School Road, Second Avenue, Shaw Street, Tawari Street, Third Avenue, Walters Road Kingsland Akiraho Street, Alderley Road, Bellevue Road, Bellwood Avenue, Bourne Street, Brentwood Avenue, Carrick Place, Charlton Avenue, Clive Road, Coles Avenue, Cromwell Street, Dominion Road, Edenvale Crescent, Edenvale Park Road, Esplanade Road, George Street, Graysons Lane, Hillside Crescent North, Hillside Crescent South, Horoeka Avenue, Horopito Street, Kamahi Street, Kawaka Street, Kelly Street, Leamington Road, Lisnoe Avenue, Lovelock Avenue, Marlborough Street, Mount Eden Road, Onslow Road, Percy Street, Puka Street, Punga Street, Raleigh Street, Sherbourne Road, Sydenham Road, Sylvan Avenue East, Sylvan Avenue West, Tongariro Street, Valley Road, View Road, Walters Road, Wrights Spur, and Wynyard Road, Mount Eden; Carlton Gore Road, Claremont Street, Glasgow Terrace, Huntly Avenue, Park Road, and Parkfield		Larger
FS83	Heidi Baker	Oppose	873.195	Kāinga Ora	Terrace, Newmarket; Brown Street, Clarence Street, Douglas Street, Fitzroy Street, John Street, Kent Street, Lincoln Street, Mira	Urban Environment	rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Altham Avenue, Rossmay Terrace, Collins Street, McDonald Street, and Ethel Street, Kingsland] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.196	Kāinga Ora	Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2 Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott Street, Douglas Street, Mokau Street, and Pompallier Terrace, Ponsonby; Finch Street Western Springs]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.197	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Symonds Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.198	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gillies Avenue, Epsom; Awarua Crescent, Huriaro Place, Ngaiwi Street, Ngapipi Road, Paritai Drive, Rewiti Street, Sudeley Street, and Tuhaere Street, Ōrākei; Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street, Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell; Aldred Road, Ara Street, Arney Crescent, Arney Road, Bassett Road, Beatrice Road, Bell Road, Benson Road, Brookland Place, Buttle Street, Chatfield Place, Combes Road, Crocus Place, Dell Avenue, Dunholme Road, Eastbourne Road, Glenbrook Street, Hapua Street, Hiriri Avenue, Homai Street, Ingram Road, Kitirawa Road, Komaru Street, Leys Crescent, Lingarth Street, Mahoe Avenue, Manawa Road, Ōrākei Road, Portland Road, Raumati Road, Remuera Road, Ridings Road, Ross Street, Seaview Road, Shera Road, Shore Road, Sonia Avenue, Spencer Street, Swinton Close, Te Kowhai Place, The Glen, Tiki Street, Upland Road, Victoria Avenue, Waiata Avenue, Waimea Lane, Walton Street, Warrington Road, Westbourne Road, and Westbury Crescent, Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 072 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Ōrākei Road, Victoria Avenue, and Walton Street, Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.199	Kāinga Ora	Road, Buttle Street, and Beatrice Road, Remuera.]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Remuera and Ōrākei . Refer to Appendix 2 Map 072 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei; Hapua Street, Seaview Road, Bell Road, Arney Road, Arney Crescent, Wiles Avenue, Shore Road, Crocus Place, Bassett Road, Woodville Road, Shera Road, and The Glen, Remuera.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.200	Kāinga Ora	Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.201	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Orakei, Mission Bay, Kohimarama, Meadowbank, and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ōrākei, Mission Bay, Kohimarama, and Meadowbank . Refer to Appendix 2, Map 073 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kohimarama Road, Kohimarama; Kelvin Road, and Lucerne Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apirana Avenue, Castledine Crescent, Lintaine Place, Miniver Street, Potiki Place, Shadwell Place, and West Tamaki Road, Glen Innes; Allum Street, Ashwell Street, Averill Avenue, Cheverton Place, Edison Place, Eltham Road, Kohimarama Road, Melanesia Road, Neligan Avenue, Rawhitiroa Road, Sage Road, Siota Crescent, Speight Road, Tamaki Drive, Taranaki Road, Whytehead Crescent, William Fraser Crescent Kohimarama Appleyard Crescent, Archdall Street, Beere Place, Blackett Crescent, Bonnie Brae Road, Cheeseman Place, Colonel Barton Glade, Dorchester Street, Fancourt Street, Gowing Drive, Harapaki Road, Harry Human Heights, Hobday Place, Keretene Place, Kinder Place, Lucia Glade, MacPherson Street, Meadowbank Road, Meyrick Place, Mount Carmel Place, Parsons Road, Peart View, Purewa Road, Puroto Street, Pyatt Crescent, Rutherford Terrace, St Johns Road, and Temple Street, Meadowbank; Atkin Avenue, Bongard Road, Codrington Crescent, Cullwick Road, Dudley Road, Godden Crescent, Kempthorne Crescent, Kepa Road, Marau Crescent, Nihill Crescent, Palmer Crescent, Patteson Avenue, Prebble Place, Ronaki Road, Rukutai Street, Selwyn Avenue, Tagalad Road, and Thatcher Street, Mission Bay; Awarua Crescent, Coates Avenue, Fenton Circus, Grace Street, Karori Crescent, Kepa Road, Kupe Street, Kurahaupo Street, Nehu Street, Ngaio Street, Okahu Street, Paora Street, Paritai Drive, Rautara Street, Reihana Street, Rukutai Street, Tautari Street, and Watene Crescent, Orakei; Conrad Drive, Corinth Street, Dover Place, Keith Avenue, Kelvin Road, Remuera Road, Seascape Road, and Waiatarua Road, Remuera; Aumoe Avenue, Glen Atkinson Street, Grampian Road, Hanene Street, Lammermoor Drive, Lawndale Place, Long Drive, Pahaki Street, St Heliers Bay Road, Tamaki Drive, Tarawera Terrace, and Wynsfield Garden, St Heliers; Abraham Place, Anson Place, Apirana Avenue, Caulton Street, College Road, Felton Mathew Avenue, Greenbank Drive, Ipswich Place, Kissling Place, Norman Lesser Drive, Simkin Avenue, St Heliers Bay Road, Strong Street, Truman Street, and Worley Place, St Johns.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.202	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Averill Avenue, and Tamaki Drive, Kohimarama; Dorchester Street, St Johns Road, and Meadowbank Road, Meadowbank; Marau Crescent, Atkin Avenue, Kepa Road, Tamaki Drive, and Patteson Avenue, Mission Bay; Kepa Road, Ōrākei; St Heliers Bay Road, St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.203	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Ōrākei. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kupe Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.204	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glen Innes, St Heliers, Glendowie and Wai O Taiki Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2, Map 074 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Calder Place, Cranbrook Place, Peacock Street, Riddell Road, Vanessa Crescent, Vista Crescent, and West Tamaki Road, Glendowie.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bromley Place, Castledine Crescent, Elstree Avenue, Ev Perry Way, Henslowe Place, Hurstwood Place, Lanark Place, Line Road, Melling Street, Merfield Street, Miniver Street, Paddington Street, Radcliffe Street, Skippy Patuwai Lane, Sloane Street, Torrington Crescent, West Tamaki Road, and Weybridge Crescent, Glen Innes; Berwick Street, Caliban Place, Emerson Street, Esperance Road, Florida Place, Jefferson Street, Maskell Street, Modena Crescent, Mount Taylor Drive, Navarre Road, Riddell Road, Sierra Street, Taranto Place, Troy Place, Wendover Road, and West Tamaki Road, Glendowie; Ashby Avenue, Auckland Road, Bannockburn Place, Bay Road, Benbow Street, Bermuda Road, Brilliant Street, Brookfield Street, Challenger Street, Clarendon Road, Cliff Avenue, Cliff Road, Devore Street, Dingle Road, Elizabethan Garden, Fern Glen Road South, Gifford Street, Goldie Street, Hanene Street, Helen Place, Heritage Rise, Kaimata Street, Kotiri Street, Lombard Street, Long Drive, Maheke Street, Maskell Street, Maxine Place, McArthur Avenue, Odessa Crescent, Pahaki Street, Parkside Street, Paunui Street, Polygon Road, Rarangi Road, St Heliers Bay Road, Summerhill Place, Sylvia Road, Tamaki Drive, Tarawera Terrace, The Parade, Tuhimata Street, Vale Road, Walmsley Road, West Tamaki Road, Woodside Crescent, and Yattendon Road, St Heliers.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.205	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Maskell Street, Glendowie; Ashby Avenue, West Tamaki Road, and St Heliers Bay Road, St Heliers.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.206	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Bucklands Beach and Eastern Beach. Refer to Appendix 2 Map 075 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Clovelly Road, Bucklands Beach; Eastern Beach Road, Jern Place, The Esplanade, and Vivian Wilson Drive; Eastern Beach.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.207	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Western Heights and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Western Heights and Henderson. Refer to Appendix 2, Map 076 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Andelko Place, Barnsley Place, Chardon Place, Fairford Avenue, Farwood Drive, Forest Hill Road, Henderson Valley Road, Hercules Drive, Hindmarsh Street, Holdens Road, Imperial Place, Lake Panorama Drive, Landow Place, Misty Valley Drive, Palomino Drive, Parrs Cross Road, Pine Avenue, Rhinevale Close, Rosa Place, Roy Maloney Drive, San Marino Drive West, San Valentino Drive, South Kensington Way, Tumanaka Place, Wally Nola Place, Henderson; Henderson Valley Road, and Simpson Road, Henderson Valley.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amesbury Rise, Basra Drive, Bruce McLaren Road, Burgundy Park Avenue, Chablis Place, Chadlington Avenue, Chelmsley Avenue, Chrome Place, Claret Place, Coburg Street, Dundas Place, Ennerdale Lane, Eyre Street, Farwood Drive, Fitzwater Place, Fleetwood Drive, Garelja Road, Henderson Valley Road, Hercules Drive, Highfields Terrace, Hindmarsh Street, Hinerau Street, Imperial Place, Ivy Nola Way, Midhurst Avenue, Muscat Place, Natasha Lane, Ohira Place, Palomino Drive, Rhinevale Close, Riesling Place, Roy Maloney Drive, San Bernadino Drive, San Domingo Rise, Sandhurst Rise, Semillon Avenue, Somerton Rise, Spence Road, Sturges Road, Summerland Drive, Tirohunga Drive, Tumanaka Place, Waitoro Lane, and Wally Nola Place, Henderson.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.208	Kāinga Ora	Insert Height Variation Controls of 18m, and 37m for various residential zones in parts of Western Heights and Henderson. Refer to Appendix 2 Map 076 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Henderson Valley Road, Murillo Place, Coburg Street, Lendic Avenue, Imperial Place, Fetu Oso Lane, Aporo Tawhito Lane, Waitoro Lane, Tabitha Crescent, Border Road, Garelja Road, Wally Nola Place, Forest Hill Road, Frieda Henare Lane, Spode Place, and Taranui Place, Henderson] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Vintage Drive, Sturges Road, Garelja Road, Fitzwater Place, Coburg Street, Waitoro Lane, Lesa Annis Place, Frieda Henare Lane, Henderson Valley Road, Lendic Avenue, Harvest Drive, Gala Place, and Khaleel Place, Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.209	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Refer to Appendix 2, Map 077 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Addison Drive, Barnfield Place, Clarion Place, Farquhar Road, Glen Marine Parade, Glendene Avenue, Harmel Road, Hepburn Road, Lanier Place, Neesons Way, Patts Avenue, Thornlow Street, Wyatt Place Glendene Maybelle Place, Nile Road, and Sabulite Road, Kelston.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Glenview Road, Great North Road, Palm Court Drive, Palmer Avenue, and Sarona Avenue, Glen Eden; Blythe Place, Butterworth Drive, Coupland Court, Darlington Place, Farquhar Road, Felgrove Street, Foyle Place, Glendene Avenue, Great North Road, Hepburn Road, Heversham Place, Hillary Heights Avenue, Ian Place, Jenelin Road, Kirby Street, Longbill Place, Lydford Place, Manhattan Heights, Pakira Avenue, Rosewarne Crescent, Tanoa Place, and Temuri Place, Glendene; Bruce McLaren Road, Chislehurst Street, Dallow Place, Garelja Road, Grimshaw Place, Henderson Valley Road, Hindmarsh Street, Imperial Place, Kaikoura Street, Legacy Drive, Parma Place, Ribblesdale Road, Silverstone Place, View Road, and Waitaki Street, Henderson; Kelman Road, Sabulite Road, and Standage Lane, Kelston; Awaroa Road, Blueridge Close, Borich Road, Denver Avenue, Gaede Terrace, Longreach Drive, McKinley Road, Nirmal Place, Osmond Court, Pankhurst Place, Parrs Cross Road, Rangeview Road, Seymour Road, Sherrybrooke Place, Sungrove Rise, Sunhill Road, Sunnyside Road, Sunshine Boulevard, View Road, Waari Avenue, and Wattle Road, Sunnyvale; Christina Avenue, Cron Avenue, Dawn Place, Divich Avenue, Kokiri Street, Metric Place, Nui Mana Place, Taitua Drive, Te Atatu Road, and Tirimoana Road, Te Atatu South.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.210	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale . Refer to Appendix 2, Map 077 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Glen Eden; Hulme Place, and Bruce McLaren Road, Henderson; Cartwright Road, and Sabulite Road, Kelston.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					and Sunnyvale. Refer to Appendix 2 Map 077 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Crystal Avenue, Glendene Avenue Glendene, Coburg Street, Imperial Place, Waitoro Lane, Murillo Place, Garelja Road, Wally Nola Place, Frieda Henare Lane, Forest Hill Road, Spode Place, Henderson Valley Road, Taranui Place, and Border Road, Henderson; Awaroa Road, Pankhurst Place, Sungrove Rise, Nirmal Place, and View Road, Sunnyvale; Tirimoana Road, Nui Mana Place, Divich Avenue, Finlow Drive, Kokiri Street, Tracey Terrace, Metric Place, Fayette Place, McLeod Road, Christina Avenue, Valron Road, Te Atatu Road, Fowey Avenue, Taitua Drive, James Scott Place, and Dawn Place, Te Atatu South] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.]		
FS83	Heidi Baker	Oppose	873.211	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.212	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glendene, Kelston, New Lynn, Rosebank, Avondale and Waterview. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Rosebank, Avondale and Waterview. Refer to Appendix 2, Map 078 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Avondale Road, Calvin Place, Coronet Place, Esmeralda Avenue, Horton Avenue, Horwell Place, Kenley Place, Oberon Place, Sceptre Place, Te Wiata Place, Tilbury Place, and Tony Segedin Drive, Avondale; Aronui Terrace, Beaubank Road, Brains Road, Cobham Crescent, Kiernan Place, and Maybelle Place, Kelston; Lynwood Road, New Lynn.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alanbrooke Crescent, Ash Street, Avondale Road, Beatrix Street, Bellgrove Place, Canal Road, Colorado Place, Corregidor Place, Dampier Street, Eastdale Road, Glendon Avenue, Great North Road, Holly Street, Michael Foley Place, Nacton Lane, Naumai Street, Orchard Street, Plane Street, Riversdale Road, Roberton Road, Rosebank Road, Saltaire Street, Sandy Lane, St Davids Street, Tamora Lane, Taramea Street, Tony Segedin Drive, Victor Street, Wairau Avenue, and Wingate Street, Avondale; Archibald Road, Barbary Avenue, Kelman Road, Kelwyn Road, Laura Street, and Scanlen Terrace, Kelston; Copley Street, Durrant Place, Kelston Street, Koromiko Street, Kuaka Place, Lynwood Road, Miro Street, Nikau Street, Queen Mary Avenue, Rimu Street, and Riverview Road, New Lynn; Fir Street, Hadfield Avenue, Seaside Avenue, and Tutuki Street, Waterview.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.213	Kāinga Ora	Insert Height Variation Controls of 22m, 29, 37m and 43m for various business zones in Kelston, New Lynn, Rosebank and Avondale . Refer to Appendix 2, Map 078 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Avondale Road, Avondale] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: [Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.214	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Kelston, New Lynn, and Avondale. Refer to Appendix 2 Map 078 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kelwyn Road, Beaubank Road, Archibald Road, Bamboo Grove, Alston Avenue, St Leonards Road, and Archlynn Road, Kelston; Lynwood Road, and Copley Street, New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mount Royal Avenue, Mount Albert.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bentleigh Avenue, Blockhouse Bay Road, Cradock Street, Great North Road, Himikera Avenue, Jenner Place, Leinster Street, Pinewood Street, Pitcairn Place, Powell Street, Roberton Road, and Tiverton Road, Avondale; Morningside Drive, Morningside; Alberton Avenue, Alexis Avenue, Allendale Road, Bennett Street, Carrington Road, Cornwallis Street, Douglas Avenue, Duart Avenue, Ennismore Road, Fairleigh Avenue, Fifth Avenue, Fontenoy Street, Glentui Road, Grande Avenue, Harbutt Avenue, Harlston Road, Highland Road, Houkura Way, Jerram Street, Kerr-Taylor Avenue, Kitenui Avenue, La Veta Avenue, Laurel Street, Lloyd Avenue, Mark Road, Moreland Road, Mount Albert Road, Mount Royal Avenue, New North Road, Newcastle Terrace, Oakfield Avenue, Phyllis Street, Pickens Crescent, Preston Avenue, Raetihi Crescent, Ranleigh Road, Renton Road, Rhodes Avenue, Rossgrove Terrace, Ruarangi Road, Sadgrove Terrace, Sainsbury Road, Springleigh Avenue, St Lukes Road, Stewart Road, Stilwell Road, Summit Drive, Taylors Road, Toroa Terrace, Verona Avenue, Vinter Terrace, Violet Street, Wagener Place, Weston Avenue, and Willis Street, Mount Albert; Denny Avenue, Elphinstone Avenue, Gifford Avenue, Greenville Avenue, Mayn Avenue, Mount Albert Road, Plumpton Avenue, Richardson Road, Sandringham Road Extension, Waite Avenue, and William Blofield Avenue, Mount Roskill; Batkin Road, Bollard Avenue, Brydon Place, Methuen Road, Netherton Street, New Windsor Road, Roseville Street, Valonia Street, Whitney Street, and Whittle Place, New Windsor; Alamein Terrace, Aurora Avenue, Beagle Avenue, Belcher Street, Betts Avenue, Buccaneer Street, Cassino Terrace, Christini Street, Delphine Close, Denize Road, Dunkirk Terrace, Farrelly Avenue, Fletcher Street, Galbraith Street, Hallam Street, Hargest Terrace, Hedley Road, Hendon Avenue, Holdsworth Avenue, Jessop Street, La Veta Avenue, Lorraine Avenue, McGehan Close, Mountfield Terrace, O'Donnell Avenue, Olympus Street, Owairaka Avenue, Parkinson Avenue, Potter Avenue, Range View Road, Richardson Road, Shearer Street, Sheppard Avenue, Skeates Avenue, Thomson Street, Triton Avenue, Tyburnia Avenue, and Wainwright Avenue, Owairaka; Aroha Avenue, Begbie Place, Bournemouth Avenue, Camden Road, Carrie Street, Columbia Road, Coyle Street, Duncan Avenue, Eden View Road, Euston Road, Exeter Road, Fergusson Avenue, Fowlds Avenue, Freyberg Avenue, Grove Road, Hampstead Road, Harwood Street, Haverstock Road, Hazelmere Road, Hulse Avenue, Huntingtree Avenue, Kenneth		
FS83	Heidi Baker	Oppose	873.215	Kāinga Ora	Avenue, Kerr Street, Kingsway Avenue, Kitchener Road, Kiwitea Street, Lambeth Road, Leslie Avenue, Locarno Avenue, Marne Road,	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.216	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carrington Road, Mount Albert Road, New North Road, and Martin Avenue, Mount Albert; Sandringham Road Extension, Mount Roskill; New Windsor Road, New Windsor; Potter Avenue, Hendon Avenue, Owairaka Avenue, and Hargest Terrace, Owairaka; Mount Albert Road, Sandringham; New North Road, St Lukes; Great North Road, Alford Street, and Oakley Avenue, Waterview] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.217	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2 Map 079 of the submission.Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atherton Road, Bramwell Place, Cedar Road, Coronation Road, Empire Road, Epsom Avenue, Ferryhill Road, Marama Avenue, Morvern Road, Selwyn Road, Shipherds Avenue, St Andrews Road, and St Leonards Road, Epsom; Landscape Road, and Watling Street, Mount Eden; St Andrews Road, Royal Oak.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Baleden Lane, Balmer Lane, Balmoral Road, Brixton Road, Calgary Street, Carmen Avenue, Dexter Avenue, Dunbar Road, Eldon Road, Halesowen Avenue, Halston Road, Kensington Avenue, Kingsford Road, Marsden Avenue, Matipo Street, Mewburn Avenue, Mount Pleasant Road, Pine Street, Queens Avenue, Rocklands Avenue, Springwood Place, Telford Avenue, Tennyson Street, Tenterden Avenue, Thames Street, Volcanic Street, Westminster Road, and Wiremu Street, Balmoral; Aberfoyle Street, Albury Avenue, Arcadia Road, Atherton Road, Banff Avenue, Bishop Street, Bloomfield Place, Bowling Avenue, Bracken Avenue, Bramwell Place, Brightside Road, Cecil Road, Corbett-Scott Avenue, Crescent Road, Domett Avenue, Emerald Street, Empire Road, Epsom Avenue, Fern Avenue, Ferryhill Road, Gardner Road, Gillies Avenue, Gladwin Road, Goldsmith Road, Golf Road, Hay Place, Heywood Crescent, Inverary Avenue, Kimberley Road, King Edward Avenue, King George Avenue, Lewin Road, Lurline Avenue, Manukau Road, Marama Avenue, Mears Place, Merivale Avenue, Morvern Road, Mountain Road, Ngaroma Road, Omana Avenue, Onslow Avenue, Orakau Avenue, Owens Road, Pah Road, Pencarrow Avenue, Pukehana Avenue, Pukenui Road, Queen Mary Avenue, Ranfurly Road, Rangiatea Road, Selwyn Road, Sharpe Road, Shipherds Avenue, Shipherds Close, St Andrews Road, St Leonards Road, The Drive, Wilding Avenue, Woodhall Road Epsom Collins Street, Ethel Street, Leslie Avenue, Royal Terrace, Sandringham Road, and Shaw Street, Kingsland; Ashton Road, Atanga Avenue, Avenham Walk, Balmoral Road, Bank Street, Batger Road, Bathurst Road, Bellwood Avenue, Burnley Terrace, Conway Road, Cromwell Street, Croydon Road, Disraeli Street, Dominion Road, Douglas Road, Eglinton Avenue, Elizabeth Street, Ellerton Road, Essex Road, Ewington Avenue, Fairview Road, Garry Road, Glenalmond Road, Grange Road, Hasbury Avenue, Henley Road, Herbert Road, Hillside Crescent South, Hona Avenue, Irene Avenue, Kakariki Avenue, Kenyon Avenue, King Edward Street, Kingsview Road, Landscape Road, Manatu Street, Marlborough Street, Milton Road, Mont Le Grand Road, Mount Eden Road, Ngauruhoe Street, Oaklands Road, Paice Avenue, Parau Street, Peary Road, Pencarrow Avenue, Penrhyn Road, Pentland Avenue, Plunket Road, Poronui Street, Prospect Terrace, Rahiri Road, Rarawa Street, Rautangi Road,		
FS83	Heidi Baker	Oppose	873.218	Kāinga Ora		Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.219	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carmen Avenue, Dunbar Road, Telford Avenue, and Balmoral Road, Balmoral; Manukau Road, Annie Buxton Place, Banff Avenue, Onslow Avenue, Golf Road, Corbett-Scott Avenue, Arcadia Road, Rangiatea Road, Gardner Road Epsom, Altham Avenue, Collins Street, McDonald Street, and Ethel Street, Kingsland; Mount Eden Road, Dominion Road, Grange Road, St Albans Avenue, Ewington Avenue, Peary Road, Shackleton Road, Disraeli Street, Garry Road, and Landscape Road, Mount Eden; Dominion Road, and Cambrai Avenue, Mount Roskill; Balmoral Road, Sandringham Road, Mount Albert Road Sandringham, Louvain Avenue, Kings Road, Foch Avenue, Duke Street, Haig Avenue, Rewa Road, Mount Eden Road, Hazel Avenue, Invermay Avenue, and Princes Avenue, Three Kings] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.220	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2 Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kohia Terrace, Epsom Avenue, Gillies Avenue, Ranfurly Road, Woodhall Road, Shipherds Avenue, Ranfurly Road West, Cecil Road, and Marama Avenue, Epsom] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Owens Road, Epsom Avenue, Inverary Avenue, Gillies Avenue, Manukau Road, Bracken Avenue, Shipherds Avenue, Marama Avenue, Ranfurly Road, Brightside Road, Domett Avenue, Omana Avenue, Mountain Road, Savannah Street, Shipherds Close, Cecil Road, and Glenfell Place, Epsom; Marlborough Street, Walters Road Kingsland, Lovelock Avenue, Dominion Road, Esplanade Road, Horoeka Avenue, Mount Eden Road, Kamahi Street, Cromwell Street, Bellevue Road, Valley Road, Leamington Road, Kenyon Avenue, Hillside Crescent South, Carrick Place, Percy Street, Hillside Crescent North, Sherbourne Road, Onslow Road, Walters Road, Bellwood Avenue, and Ewington Avenue, Mount Eden] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Domett Avenue, Kipling Avenue, Owens Road, Bracken Avenue, Sharpe Road, Alpers Avenue, Albury Avenue, Manukau Road, Gillies Avenue, Brightside Road, Mountain Road, Omana Avenue, Savannah Street, Shipherds Avenue, Withiel Drive, Glenfell Place, and Silver Road, Epsom]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.221	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Ellerslie, Greenlane and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Crescent Road, and Gardner Road, Epsom; Kawau Road, Te Kawa Road, and Waiohua Road, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Abbotts Way, Ladies Mile, and Upland Road Remuera.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Canterbury Park Lane, Cawley Street, Derby Downs Place, Findlay Street, Hewson Street, Hunterville Court, Kentucky Street, Ladies Mile, Main Highway, Malabar Drive, Marua Road, Mitchelson Street, Morrin Street, Newhaven Street, Pukerangi Crescent, Railway Land, Ramsgate Street, Riccarton Way, Sproston Avenue, Te Marama Road, Umere Crescent, and Walpole Street, Ellerslie; Belvedere Street, Campbell Crescent, Claude Road, Cornwall Park Avenue, Crescent Road, Emerald Street, Fern Avenue, Gardner Road, Golf Road, Griffin Avenue, Halifax Avenue, Margot Street, Market Road, Maxfield Place, Mount St John Avenue, Ranfurly Road, Wapiti Avenue, and Warborough Avenue, Epsom; Aratonga Avenue, Atarangi Road, August Place, Cadman Avenue, Campbell Road, Ferguson Avenue, Garland Road, Great South Road, Haronui Road, Kawau Road, Konini Road, Korau Road, Massey Avenue, Matai Road, Miro Road, Momona Road, Renown Avenue, Tawera Road, Te Kawa Road, Waiohua Road, Wairakei Street, Wheturangi Road, William Avenue, and Woodbine Avenue, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Ngatiawa Street, Onehunga; Ara Street, Armadale Road, Ascot Avenue, Carmont Street, Clonbern Road, Cotter Avenue, Dromorne Road, Entrican Avenue, Grand View Road, Green Lane East, Haast Street, Koangi Street, Komaru Street, Ladies Mile, Lillington Road, Lochiel Road, Lucerne Road, Mainston Road, Market Road, Minto Road, Mount Hobson Lane, Mount Hobson Road, Muir Road, Norana Avenue, Nordon Place, Ohinerau Street, Omahu Road, Ōrākei Road, Ormonde Road, Peach Parade, Platina Street, Rakau Street, Rangitoto Avenue, Ranui Road, Raumati Road, Remuera Road, Richard Farrell Avenue, Rothesay Street, Rotomahana Terrace, St Vincent Avenue, Tahora Avenue, Tiki Street, Tirohanga Avenue, Upland Road, Ventnor Road, Victoria Avenue, Waiata Avenue, Wairua Road, Westbourne Road, Westbury Crescent, and Woodley Avenue Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.222	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in parts of Epsom, Ellerslie Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Main Highway, Hudson Street, Great South Road, Mitchelson Street, Cawley Street, Stanway Place, Kalmia Street, Sultan Lane, Sultan Street, and Park Avenue Ellerslie; Green Lane West, Annie Buxton Place, Manukau Road, Corbett-Scott Avenue, Campbell Crescent, Kimberley Road, Dunkerron Avenue, Inverary Avenue, and Gardner Road Epsom; Great South Road, Atarangi Road, Ascot Avenue, Garland Road, Ellerslie Racecourse Drive, Green Lane East, Puriri Avenue, Woodbine Avenue, Waiohua Road, Matai Road Greenlane, Remuera Road, Green Lane East, St Vincent Avenue, Clonbern Road, Ascot Avenue, Ohinerau Street, and Avice Street Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.223	Kāinga Ora	Insert Height Variation Controls of 29m, 37m and 43m for various residential zones in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2 Map 081 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.224	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kelvin Road, Remuera] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Arron Street, Ballarat Street, Ballin Street, Eaglehurst Road, Ellerslie Park Road, Elwood Place, Gavin Street, Horsham Place, Ladies Mile, Laud Avenue, Main Highway, Marua Road, Michaels Avenue, Peek Street, Ranier Street, Umere Crescent, and Wilkinson Road, Ellerslie; Harry Human Heights, and Pyatt Crescent, Meadowbank; Alana Place, Ballarat Street, Banks Road, Barrack Road, Bertrand Road, Burt Road, Clare Place, Denning Place, Dinglebank Road, Ellerslie-Panmure Highway, Faber Avenue, Ferndale Road, Gollan Road, Harding Avenue, Harris Road, Higgs Road, High Trees Place, Lunn Avenue, Malone Road, Marua Road, McDonald Crescent, Mono Place, Motu Place, Mount Wellington Highway, Paku Lane, Rupi Court, Rutland Road, Stanhope Road, and Tidey Road, Mount Wellington; Ireland Road, Panmure; Debron Avenue, Grand Drive, Haast Street, Hilltop Street, Kelvin Road, Koraha Street, Loch Street, Lucerne Road, Maungarei Road, McFarland Street, Monteith Crescent, Ngapuhi Road, Pukeora Avenue, Remuera Road, Rosepark Crescent, Stoneyroyd Garden, Towle Place, and Winhall Rise, Remuera; Anson Place, Caulton Street, College Road, Cotton Street, Greenbank Drive, Howard Hunter Avenue, Kissling Place, Lush Avenue, Maaka Place, Merton Road, Norman Lesser Drive, Panapa Drive, Ronald Algie Place, Simkin Avenue, Strong Street, Swainston Road, Thorp Street, Tisdall Crescent, and Waikato Place, St Johns; Papango Street, and Tihi Street, Stonefields.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.225	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Cawley Street, and Main Highway Ellerslie; Harris Road, and Ellerslie-Panmure Highway Mount Wellington; Remuera Road Remuera; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Simkin Avenue, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.226	Kāinga Ora	Insert Height Variation Controls of 18m and 29m for various residential zones in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2 Map 082 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Boakes Road, and Harwood Road Mount Wellington] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.227	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chiltern Crescent, Concord Place, Elstree Avenue, Epping Street, Fenchurch Street, Harlow Crescent, Leaside Lane, Parbhubhai Makan Lane, Sunnymead Road, Taniwha Street, and Teuila Grove, Glen Innes; Alamein Road, Bardia Road, Bellona Road, Benghazi Road, Coates Crescent, Court Crescent, Dunkirk Road, Hay Road, Hobson Drive, Kay Road, Larsen Road, Martin Place, McCulloch Road, Oran Road, Pilkington Road, Sanda Road, Sollum Road, Stewart Avenue, Takrouna Lane, Tobruk Road, Trent Road, Tripoli Road, Tunis Road, and Upham Road, Panmure; Anderson Avenue, Elstree Avenue, Erima Avenue, Hinaki Street, Kawiti Avenue, Ngakahikatea Lane, Parata Street, Point England Road, Riverside Avenue, Takoto Way, Tamatea Avenue, Taratoa Street, Tokomaha Lane, and Torino Street, Point England; Kestrel Place, Manaaki Circle, Taniwha Street, and Tuturiwhatu Lane, Wai O Taiki Bay.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.228	Kāinga Ora	Rezone Open Space - Informal Recreation Zone to Residential - Terrrace housing and Apartment Buildings Zone in Parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Taniwha Street, Line Road and Harlow Crescent. Commonly known as Taniwha Reserve.]	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.229	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fenchurch Street, and Elstree Avenue Glen Innes; Pilkington Road, and Jellicoe Road Mount Wellington; Hobson Drive, and Tripoli Road Panmure; Pilkington Road, and Elstree Avenue Point England; Felton Mathew Avenue, Farmhouse Lane, Morrin Road, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.230	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.231	Kāinga Ora	Insert a Height Variation Control of 29m for the Open Space - Informal Recreation Zone in parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. Note that there is a separate submission point seeking rezoning to residential. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Line Road, Epping Street and Harlow Crescent, Glen Innes]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.232	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Eastern Beach and Mellons Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Half Moon Bay, Farm Cove, Howick and Highland Park. Refer to Appendix 2, Map 084 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bleakhouse Road, Bretton Lane, Burford Place, Charles Dickens Drive, Haseler Crescent, Page Point, and Pickwick Parade, Mellons Bay] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bucklands Beach Road, Bucklands Beach; Askew Place, Butley Drive, Driscoll Place, Dunn Place, Galloway Crescent, and Skilling Place, Farm Cove; Adonis Place, Argo Drive, Compass Point Way, Endymion Place, Ganymede Place, Half Moon Rise, Indus Place, Majesty Place, Pegasus Place, Pigeon Mountain Road, Poseidon Place, Prince Regent Drive, Raddock Place, Sunderlands Road, Tuscan Place, and Tyrian Close, Half Moon Bay; Baronie Court, Benygloe Place, Blanche Way, Bradbury Road, Casuarina Road, Cherry Road, Chesley Place, Clunie Place, Cranberry Place, Dalwhinnie Parade, Damson Place, Darren Crescent, Fiesta Drive, Fortunes Road, Hayes Place, Hazelmay Place, Highland Park Drive, Hutchinsons Road, Kereru Place, Liam Place, Lyren Place, Malvina Place, Mandarin Place, Marendellas Drive, Medina Place, Minaret Drive, Nassau Court, Pakuranga Road, Sheralee Place, Tate Grove, and Tromie Place, Highland Park; Angelo Avenue, Botany Road, Broadview Place, Dell Way, Elliot Street, Finnerty Avenue, Freyberg Place, Howe Street, JaeDee Court, Jeff Place, Juliet Avenue, Landop Terrace, Libby Lane, Moore Street, Nelson Street, O'Halloran Road, Patons Road, Pegler Drive, Picton Street, Ridge Road, Sherie Place, The Link, Union Road, Vida Place, Vincent Street, Waterloo Street, Wellington Street, Willoughby Avenue, and Wynn Place, Howick; Bleakhouse Road, Castleton Drive, Cheriton Road, Chilton Place, Mellons Bay Road, Montressor Place, and Towbridge Place, Mellons Bay; Pakuranga Road, Pakuranga; Hedge Row, Rothwell Place, and Stanniland Street, Sunnyhills.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.233	Kāinga Ora	Insert a Height Variation Controls of 22 metres for parts of the Business - Mixed Use zone in Highland Park. Refer to Appendix 2, Map 084. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pigeon Mountain Road Half Moon Bay, Botany Road, and Ridge Road, Howick; Pakuranga Road, Pakuranga; Fortunes Road, Highland Park]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.234	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Howick, Mellons Bay, and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick and Mellons Bay. Refer to Appendix 2, Map 085 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cockle Bay Road, Colleen Court, Jolyn Place, Rangitoto View Road, Stevenson Way, and Tainui Road, Cockle Bay; Island View Terrace, Howick; Beach Road, Marine Parade, Mellons Bay Road, Oceania Place, Pleasant Place, and Seymour Road Mellons Bay.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Evelyn Road,Cockle Bay; Abercrombie Street, Cleary Terrace, Cook Street, Drake Street, Glenfern Road, Granger Road, Hartles Place, Holbrook Place, Kelly Place, Liston Crescent, Luplau Crescent, Masefield Street, Moore Street, Parkhill Road, Picton Street, Sale Street, Selwyn Road, Star Place, Swindon Close, Tanglewood Place, The Glebe, Tranquility Rise, Uxbridge Road, and Walter MacDonald Street, Howick; Beach Road, Cheriton Road, Marine Parade, McMillan Place, Mellons Bay Road, Oceania Place, Paisley Street, and Seymour Road Mellons Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.235	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Howick. Refer to Appendix 2 Map 085 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moore Street, Cook Street, Wellington Street, Selwyn Road, Walter MacDonald Street, Picton Street, Uxbridge Road, and Waterloo Street, Howick]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.236	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beachlands and Pine Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beachlands. Refer to Appendix 2, Map 086 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Araminta Place, Barmaree Lane, Beachlands Road, Belisi Way, Bell Road, Blakewell Place, Cherrie Road, Constellation Avenue, Defender Crescent, Doidge Street, Ealing Crescent, First View Avenue, Fourth View Avenue, Hawke Crescent, Hutukawa Drive, Intrepid Crescent, Julia Way, Kaiawa Street, Karaka Road, Kibblewhite Avenue, Lydiard Place, Mahutonga Avenue, Marine Garden Crescent, Neill Boak Place, Ninth View Avenue, Pine Harbour Parade, Pohutukawa Road, Puriri Road, Second View Avenue, Shelly Bay Road, Sunkist Bay Road, Third View Avenue, Toomer Place, Tui Brae, Wakelin Road, and Weatherly Drive, Beachlands] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beachlands Road, Constellation Avenue, Courageous Place, Doidge Street, Eighth View Avenue, Flaxfield Lane, George Town Drive, Intrepid Crescent, Jack Lachlan Drive, Kahawairahi Drive, Kaiawa Street, Karo Road, Kibblewhite Avenue, Liberty Crescent, Mahutonga Avenue, Motukaraka Drive, Seventh View Avenue, and Thistle Close, Beachlands; Whitford-Maraetai Road, Whitford]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.237	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Maraetai. Refer to Appendix 2, Map 087 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Maraetai Coast Road, Clevedon; Albacore Way, Alexander Avenue, Arthur Wright Place, Campbell Road, Carlton Crescent, Colson Lane, Coney Lane, Craig Road, Crossland Place, Eckford Lane, Fantail Crescent, George Couldrey Lane, Herbert Pollard Drive, Jacobs Way, Maraetai Drive, Maraetai Heights Road, Maraetai School Road, Matara Avenue, Moana Terrace, Omana Beach Road, Omana Esplanade, Omana Heights Drive, Pinebrook Lane, Rewa Road, Sea View Terrace, Swordfish Place, Te Makuru Lane, Te Pene Road, Te Puru Drive, and The Brae, Maraetai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.238	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Oratia, Glen Eden, and Titirangi. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden and Titirangi. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Autumn Avenue, Brunner Road, Easter Parade, Glengarry Road, Kamara Road, Karapiti Place, Parrs Cross Road, Phillip Avenue, Pisces Road, Pyramid Place, Selak Place, Selwyn Avenue, Shetland Street, Solar Road, West Coast Road, Withers Road, and Woodbank Drive, Glen Eden; Atkinson Road, Daffodil Street, Greenwoods Close, Highland Avenue, Kawaka Street, Konini Road, Onedin Place, Wirihana Road, and Woodfern Crescent, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ambler Avenue, Anna Lane, Aquarius Avenue, Arataki Views Way, Captain Scott Road, Claridge Street, Eastglen Road, George Herring Place, Glen Close, Glendale Road, Glengarry Road, Great North Road, Inver Street, John F Kennedy Place, Kamara Road, Kaneke Place, Karina Place, Lasque Place, Levy Road, Mataki Way, Nandana Drive, Oates Road, Osman Street, Palm Court Drive, Pleasant Road, Roick Parade, Roland Hill, Rosier Road, Routley Drive, Sarona Avenue, Savoy Road, Scotstoun Place, Sunnylaw Place, Sunvue Road, Surat Place, Surman Place, Terra Nova Street, Waikaukau Road, West Coast Road, Withers Road, Woodglen Road, and Woodvale Road, Glen Eden; Cezanne Place, and Titirangi Road, New Lynn; Atkinson Road, Fairmount Road, Kaurilands Road, and Meadowvale Rise Titirangi]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.239	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Rosier Road, Glendale Road, West Coast Road, and Withers Road Glen Eden; Cartwright Road, and Sabulite Road Kelston] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.240	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.241	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: West Coast Road, Glen Eden]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.242	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in North Titirangi, Kelston, Avondale, New Lynn, and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Blockhouse Bay, and Green Bay. Refer to Appendix 2, Map 090 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Godley Road, and Portage Road, Green Bay; Happeace Lane, South Lynn Road, and Titirangi Road, Titirangi.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amsterdam Place, Arran Street, Blockhouse Bay Road, Brabham Place, Miranda Street, Otira Street, Ruahine Street, St Georges Road, Umbriel Lane, and Wolverton Street, Avondale; Addison Street, Armagh Road, Bellamy Place, Blockhouse Bay Road, Bolton Street, Busby Street, Castlewood Grove, Chaucer Place, Congreve Place, Connaught Street, Covic Avenue, Endeavour Street, Falkirk Street, Gilfillan Street, Heaphy Street, Kay Drive, Keats Place, Kendrick Place, Kinross Street, Lucknow Place, Marlowe Road, Matata Street, Meredith Street, Pitfire Place, Portage Road, Puketea Street, Swinburne Street, Tania Place, Taylor Street, Temuka Garden, Terracotta Drive, Ulster Road, and Wade Street, Blockhouse Bay; Godley Road, Hava Place, La Rosa Street, Lantana Road, Tauhara Street, Taupo Street, and Thuja Street, Green Bay; Archibald Road, Kelman Road, Netherlands Avenue, and Standage Lane, Kelston; Akehurst Avenue, Arahoe Road, Armstrong Place, Astley Avenue, Beverly Place, Bickleigh Grove, Blease Street, Boler Place, Bolton Street, Copplestone Place, Cutler Street, Davern Lane, Gardner Avenue, Golf Road, Hinau Street, Hutchinson Avenue, Lynwood Road, Miro Street, Pamela Place, Parker Avenue, Portage Road, Reiman Street, Rewa Street, Rickards Place, Rimu Street, Ryehill Close, Seabrook Avenue, Tane Street, Titirangi Road, Trojan Crescent, Willerton Avenue, and Woolley Avenue, New Lynn]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 090 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, West Coast Road, and Westward Ho Glen Eden; Cartwright Road Kelston; Tomo Street New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta Drive, Ulster Road, Portage Road, Kumanu Lane, Congreve Place, Ochre Place, Chaucer Place, Matata Street, and Bolton Street Blockhouse Bay; Tahi Terrace Glen Eden, Titirangi Road, Fruitvale Road, Seabrook Avenue, Miro Street, Pine Street, Taroa Lane, Astley Avenue, Rimu Street, Reid Road, Binsted Road, Great North Road, Arawa Street, Islington Avenue, Ambrico Place, Trojan Crescent, Koromiko Street, Northall Road, Portage Road, Wattle Street, Gardner Avenue, Links Road, Durrant Place, Hinau Street, Nikau Street, Rata Street, Margan Avenue, Melview Place, Tane Street, Mayville Avenue, Caspian Close, Tiki Street, Karaka Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.243	Kāinga Ora	Kohekohe Street, Maui Street, Hutchinson Avenue, Hill Crescent, Copplestone Place, Stolford Crescent, Dolan Place, Lynwood Road,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Blockhouse Bay, Green Bay, and New Lynn. Refer to Appendix 2 Map 090 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Arran Street, and Great North Road Avondale; Addison Street, Heaphy Street, Lucknow Place, Kay Drive, Keats Place, Chaucer Place, Puketea Street, Bolton Street, Taylor Street, and Tania Place Blockhouse Bay; Taupo Street Green Bay; Armstrong Place, Springside Place, Seabrook Avenue, Arahoe Road, Sheridan Drive, Trojan Crescent, Parker Avenue, Hutchinson Avenue, Astley Avenue, Gilliam Street, Mason Street, Pamela Place, Boler Place, Pimento Place, Golf Road, Ryehill Close, Titirangi Road, Blease Street, Reiman Street, Willerton Avenue, Cutler Street, Beverly Place, Portage Road, Davern Lane, Gardner Avenue, Grandison Crescent, Woolley Avenue, Titchener Street, and Hinau Street New Lynn; Old Titirangi Road, Titirangi Road, Fairmount Road, South Lynn Road, Happeace Lane, Poturi Streams Avenue, and The Grove Titirangi] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street,		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.244	Kāinga Ora	Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Housing and Apartment Buildings Zone in parts of New Lynn, Avondale, New Windsor, Blockhouse Bay, Lynfield, and Mount Roskill. Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hillview Avenue, Avondale; Lewis Street, and Lynbrooke Avenue, Blockhouse Bay; Ball Place, Barkes Place, Gilletta Road, Graham Bell Avenue, John Davis Road, Nirvana Way, Parfitt Street, Paua Place, Richardson Road, Sally Crescent, Subritzky Avenue, Vivaldi Place, and Wayne Place, Mount Roskill; Bannister Place, Hillview Avenue, Humber Place, Laburnum Road, Marconi Place, Mersey Place, Peter Mulgrew Street, and Rosamund Avenue, New Windsor.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Blockhouse Bay Road, Brabham Place, Miranda Street, Pitcairn Place, Ruahine Street, Tiverton Road, and Wolverton Street, Avondale; Blockhouse Bay Road, Boundary Road, Crudge Street, Donovan Street, Eleanor Place, Endeavour Street, Exminster Street, Francis Curtis Avenue, Gill Crescent, Lewis Street, Lynbrooke Avenue, McFadzean Drive, Rathlin Street, Shipton Place, Wade Street, Whitney Street, and Windermere Crescent, Blockhouse Bay; Andes Place, Canberra Avenue, Caronia Crescent, Commodore Drive, Hillsborough Road, Oriana Avenue, Rangitane Place, Rangitiki Crescent, and The Avenue, Lynfield; Allison Street, Amazon Parade, Anita Avenue, Balfron Avenue, Battersby Avenue, Boyce Avenue, Burnett Avenue, Coleman Avenue, Cormack Street, Culdaff Place, Cullen Avenue, Denbigh Avenue, Denny Avenue, Dominion Road, Dominion Road Extension, Ellis Avenue, Ernie Pinches Street, Fairway Drive, Freeland Avenue, Freer Street, Gaynor Street, Gifford Avenue, Gilletta Road, Glenarm Avenue, Glynn Street, Graham Bell Avenue, Griffen Park Road, Haycock Avenue, Hillsborough Road, Howell Crescent, Ira Street, Jana Place, John Davis Road, Kotero Road, Kallu Crescent, Katavich Place, Kimber Hall Avenue, Kingshaven Close, Kinloch Avenue, Kopakopa Lane, Linden Street, Lynfield Place, Malcolm Street, Marion Avenue, Marshall Laing Avenue, May Road, Mayn Avenue, McAlister Place, McGowan Street, Mount Roskill Road, Nash Road, Nirvana Way, Ongaonga Lane, Oxley Avenue, Parfitt Street, Pascoe Street, Penney Avenue, Playfair Road, Radnor Road, Richardson Road, Robson Street, Sally Crescent, Sanft Avenue, Shenandoah Avenue, Stanton Terrace, Subritzky Avenue, Tory Street, Tropicana Drive, Vercoe Street, Vivaldi Place, Webster Avenue, Welsh Street, White Swan Road, William Blofield Avenue, Zambezi Lane, Zamora Lane, and Zeralto Lane, Mount Roskill; Bannister Place, Batkin Road, Brothers Street, Cordelia Place, Dickey Street, Humber Place, Khandallah Place, Laburnum Road, Maioro Street, Marconi Place, Mersey Place, Netherton Street, Peter Mulgrew Street, Rosamund Avenue, Roseville Street, Valonia Street, Westminster Street, and Whittle Place, New Windsor; Budgen Street, and Stranolar Drive, Waikowhai]		
FS83	Heidi Baker	Oppose	873.245	Kāinga Ora		Urban Environment	Larger rezoning proposal
					Insert Height Variation Controls of 22m and 37m for various business zones in Blockhouse Bay, New Windsor, Mount Roskill and Lynfield . Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Boundary Road Blockhouse Bay; Orcades Place, Commodore Drive, and Hillsborough Road Lynfield; Sandringham Road Extension, Stoddard Road, Richardson Road, Dominion Road Extension, Hillsborough Road, Dominion Road, White Swan Road, Ellis Avenue, Glenarm Avenue, and May Road, Mount Roskill] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.246	Kāinga Ora	Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.247	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of New Lynn, New Windsor, Blockhouse Bay, and Mount Roskill. Refer to Appendix 2 Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Shoreham Street, Holbrook Street, Tiverton Road, Brabham Place, Pinewood Street, Blockhouse Bay Road, Pitcairn Place, and Miranda Street Avondale; Margate Road, Blockhouse Bay Road, Matata Street, Waianiwa Place, Kendrick Place, Puketea Street, MacLaurin Street, Cleland Crescent, Bolton Street, Tania Place, Taylor Street, Geneva Place, and Terry Street Blockhouse Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.248	Kāinga Ora	Apartment Buildings Zone in Three Kings and Royal Oak. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Three Kings, Mount Roskill, Hillsborough, Waikowhai, Epsom, Royal Oak, and Onehunga. Refer to Appendix 2, Map 092 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Buckley Road, and Liverpool Street, Epsom; Anahere Lane, Aramutu Road, Arundel Street, Bel Air Drive, Belfast Street, Budock Road, Farnol Street, Fickling Avenue, Frederick Street, Goodall Street, Gregory Place, Hendry Avenue, Herd Road, Hillsborough Road, Impala Place, Karakia Lane, Kathryn Avenue, Littlejohn Street, Locke Avenue, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Prakash Lane, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Southdown Rail Land, Staveley Avenue, Stephen Lysnar Place, and Sylvester Avenue, Hillsborough; Camellia Place, Hillsborough Road, Melrose Road, Melrose Road East, Rainford Street, Southdown Rail Land, Stamford Park Road, and Vic Butler Street, Mount Roskill; Hilstan Place, Queenstown Road, and Seacliffe Road, Onehunga; Bingley Avenue, and Quentin Avenue, Royal Oak.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buckley Road, Fairholme Avenue, Gladwin Road, Greenfield Road, Lauchlan Avenue, Lewin Road, Liverpool Street, Manukau Road, Pah Road, Selwyn Road, and Tuperiri Road, Epsom; Albrecht Avenue, Aldersgate Road, Alex Boyd Link, Bel Air Drive, Belfast Street, Budock Road, Carlton Street, Eaton Road, Frederick Street, Goad Crescent, Goodall Street, Haughey Avenue, Hendry Avenue, Herd Road, Hillsborough Road, Hira Way, Impala Place, Kathryn Avenue, Kelsey Crescent, Lilac Grove, Lindsay Place, Littlejohn Street, Locke Avenue, Mah Lane, Marie Avenue, McIlroy Avenue, Millard Street, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Staveley Avenue, Stephen Lysnar Place, Sunnyridge Place, Tynor Place, and Viking Avenue, Hillsborough; Baxter Street, Bremner Avenue, Britton Avenue, Camellia Place, Carr Road, Clinker Street, Coleman Avenue, Currie Avenue, Denbigh Avenue, Dominion Road, Florence Daly Place, Fred Woodward Place, Frost Road, Gerrard Street, Gifford Avenue, Glass Road, Halleys Place, Hillsborough Road, James Preston Avenue, May Road, McKinnon Street, Melrose Road East, Memorial Avenue, Milliken Avenue, Molley Green Place, Morrie Laing Avenue, Mount Albert Road, Mount Roskill Road, Nash Road, Radnor Road, Revel Avenue, Richardson Road, Skipper Avenue, Somerset Road, Whitmore Road, and Winstone Road, Mount Roskill; Arthur Street, Aumoana Lane, Bamfield Place, Beachcroft Avenue, Boyd Avenue, Forbes Street, Hilstan Place, Jackson Street, Manukau Road, Normans Hill Road, Pleasant Street, Queenstown Road, Rendcomb Place, Seacliffe Road, Southdown Rail Land, Symonds Street, Trafalgar Street, and Viewland Avenue, Onehunga; Beckenham Avenue, Benville Place, Epworth Avenue, Erson Avenue, Fernleigh Avenue, Goldstine Place, Goodland Street, Gorrie Avenue, Hollywood Avenue, Korma	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.249	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Three Kings, Mount Roskill, Hillsborough and Royal Oak. Refer to Appendix 2, Map 092. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Buckley Road, Epsom; Oakdale Road, Queenstown Road, Hillsborough Road, Belfast Street, and Frederick Street Hillsborough; Richardson Road, McKinnon Street, Dominion Road, Cambrai Avenue, and Mount Albert Road, Mount Roskill; Mount Albert Road, and Manukau Road Royal Oak; Mount Albert Road, and Louvain Avenue Three Kings]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.250	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Royal Oak, One Tree Hill, Onehunga,Oranga, Te Papapa, Greenlane, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, One Tree Hill, Onehunga, Oranga, Te Papapa, Greenlane, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paihia Road, Onehunga] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aliford Avenue, Ewenson Avenue, Rockfield Road, Titahi Street, and Wahanui Road, Ellerslie; Konini Road Greenlane; Campbell Road, One Tree Hill; Alfred Street, Amaru Road, Arapuni Avenue, Arthur Street, Athens Road, Blakey Street, Bond Place, Bow Place, Cameron Street, Cardwell Street, Catherine Street, Church Street, Colonel Nixon Street, Cowell Place, Edmonton Avenue, Galway Street, Gambia Place, Gosport Place, Grey Street, Harbour View Terrace, Hardington Street, Hill Street, Hornes Lane, Huapai Street, Hull Place, Jordan Avenue, Jubilee Avenue, Manukau Road, Maria Street, Mariri Road, Maroa Road, Matiere Road, Melville Place, Moana Avenue, Mount Smart Road, Mountjoy Place, Namata Road, Nissan Place, Normans Hill Road, Onehunga Mall, Oranga Avenue, Paihia Road, Park Gardens, Princes Street, Puka Street, Quadrant Road, Roosevelt Avenue, Santos Place, Selwyn Street, Smith Crescent, Southdown Rail Land, Spring Street, State Avenue, Taiere Terrace, Tawa Road, Torokina Place, Trafalgar Street, Treasury Place, Tuata Street, Victoria Street, Waitangi Road, Wallath Road, Waller Street, and Yates Street, Onehunga; Greenpark Road, Rockfield Road, Station Road, and Walls Road Penrose; Haydn Avenue, and Raurenga Avenue, Royal Oak; Captain Springs Road, Curzon Street, Felix Street, Grotto Street, Heretaunga Avenue, and Mays Road, Te Papapa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.251	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Royal Oak, Oranga, Te Papapa, Ellerslie, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Great South Road, Cawley Street, Stanway Place, Kalmia Street, Sultan Street, and Park Avenue Ellerslie; Mount Smart Road, Waitangi Road, and Manukau Road, Onehunga; Great South Road, Penrose; Manukau Road, Royal Oak; Mays Road, and Captain Springs Road, Te Papapa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.252	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, Onehunga, and Te Papapa. Refer to Appendix 2 Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.253	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Mount Wellington and Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ellerslie, Mount Wellington, and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gavin Street, and Wilkinson Road, Ellerslie; Allen Road, Aranui Road, Bailey Road, Barrack Road, Bass Road, Bertrand Road, Boakes Road, Commissariat Road, Cotswold Lane, Everton Place, Fitzgerald Road, Gunson Road, Italia Grove, Jarman Road, Lavas Place, Malone Road, Melton Road, Mount Wellington Highway, Mountain View Mews, Panama Road, Panorama Road, Penrose Road, Portman Road, Price Crescent, Railway Land, Rielly Place, Ruawai Road, Rydal Drive, Simmonds Lane, Skinner Road, Sofs Lane, Sophia Close, Spooner Lane, Whitford Avenue, Wilkie Place, Yee Place, and Young Road, Mount Wellington; Convamore Lane, Ireland Road, Peterson Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.254	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Ellerslie, Panmure and Mount Wellington. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Cawley Street Ellerslie] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.255	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in Mount Wellington and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Alcock Street, Wilkie Place, Bertrand Road, Panama Road, Boakes Road, Higgs Road, Bass Road, Almond Place, Waipuna Road, Barrack Road, Allen Road, Sophia Close, McCracken Road, Harwood Road, and Rielly Place Mount Wellington; Marine Lane, Waipuna Road East, and Convamore Lane Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.256	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington, Panmure, Pakuranga, Pakuranga Heights and Sunnyhills. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waipuna Road, Mount Wellington; Anthony Place, Aurea Avenue, Browns Avenue, Challinor Street, Dale Crescent, Dayspring Way, Dowling Place, Edgewater Drive, Fremantle Place, Jan Place, Kentigern Close, Kerswill Place, Latham Avenue, Mangos Place, Manor Park, Mattson Road, Millen Avenue, Osprey Street, Pakuranga Road, Pandora Place, Paradise Place, Paul Place, Pelorus Place, Purakau Lane, Raewyn Place, Riverina Avenue, Riverlea Avenue, Roseburn Place, Seven Oaks Drive, Snell Place, South Eastern Highway, Susanne Place, Swan Crescent, Tamaki Bay Drive, Ti Rakau Drive, Tiaka Place, Tiraumea Drive, Undine Street, Wheatley Avenue, Whiti Lane, and Williams Avenue, Pakuranga; Acmena Lane, Alton Terrace, Beechdale Crescent, Blyton Lane, Boys Place, Cardiff Road, Carmel Avenue, Carole Crescent, Chatsworth Crescent, Chevis Place, Downsview Road, Elizabeth Street, Ellesmere Crescent, Ennis Avenue, Fleur Avenue, Gerwyn Place, Glenside Avenue, Gossamer Drive, Goyal Lane, Grammar School Road, Grassways Avenue, Greenhill Crescent, Grove Lane, Heron Place, Jade Avenue, Johns Lane, La Trobe Street, Larne Avenue, Leewood Place, Manapouri Place, Marriott Road, Miramar Place, Nevada Avenue, Okareka Place, Okataina Street, Opal Avenue, Parkview Place, Paulange Place, Pikareka Lane, Pooley Street, Portadown Avenue, Reeves Road, Riverhills Avenue, Rosina Place, Rotoiti Avenue, Te Anau Place, Udys Road, Ussher Place, Waikaremoana Place, Wanaka Place, and Ware Place, Pakuranga Heights; Allenby Road, Armein Road, Bridge Street, Church Crescent, Cove Lane, Dunkirk Road, Finn Place, Kings Road, Queens Road, Riverview Road, Sunset View Road, Thompson Road, Waipuna Road, Waipuna Road East, and Watene Road, Panmure; Blue Gum Rise, Everingham Place, Glenmore Road, Luton Avenue, Meadway, Olena Avenue, Rosca Lane, Trust Place, Wilbur Place, and Willow Way, Sunnyhills]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.257	Kāinga Ora	Insert Height Variation Controls of 22m and 29m, for various business zones in Panmure, Pakuranga and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Reeves Road, Johns Lane, Udys Road, Cardiff Road, Manapouri Place, Ussher Place, and Gossamer Drive,Pakuranga Heights, and Pakuranga Road, Pakuranga] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.258	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in Mount Wellington, Panmure and Pakuranga, and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Carbine Road, and Jolson Road, Mount Wellington; Marine Lane, Waipuna Road East, Cove Lane, Convamore Lane, and Finn Place, Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.259	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Burswood, Pakuranga Heights, Highland Park, Botany Downs, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cambric Place, Channing Crescent, Citation Way, Diosma Place, Gillett Place, Gosford Drive, Kells Place, Kurnell Drive, Lexington Drive, Mirrabooka Avenue, Orinda Close, Photinia Place, Spears Place, St Simon Place, and Voltaire Court, Botany Downs; Atworth Way, Brompton Place, Burswood Drive, Corfield Way, Davington Way, Dulwich Place, Elderberry Road, Fernbrook Close, Foxley Place, Heathridge Place, Ifield Court, Kalgan Place, Kenwick Place, Lutana Place, Midvale Place, Nedlands Place, Robina Court, Sheldon Place, Shenton Place, Tullis Place, and Waylen Place, East Tamaki; Aberfeldy Avenue, Anure Place, Aviemore Drive, Benygloe Place, Bradbury Road, Cairngorm Place, Dalwhinnie Parade, De Quincey Terrace, Eske Place, Gwenand Place, Highland Park Drive, Kincraig Place, Kingussie Place, Lewisham Street, McCahill Views, Pitlochry Place, Veagh Place Highland Park, Bard Place, Bob Charles Drive, Botany Road, Chapel Road, Corta Bella Place, Edgar Pearce Place, Elliot Street, Frank Nobilo Drive, Golfland Drive, Kilkenny Drive, Mirabell Place, Pebble Beach Place, Pegler Drive, San Luis Place, Seneca Court, Simon Owen Place, Trovare Place, Union Road, Vincent Street, Wellington Street, West Fairway, and Westerham Drive, Howick; Amberwood Drive, Annalong Road, Artesia Close, Aviara Court, Bampton Rise, Bantry Court, Belgate Place, Ben Nevis Place, Braystones Place, Camerton Close, Campian Place, Carriage Close, Cherrywood Crescent, Daria Place, Eastridge Court, Edendale Road, Eiger Place, Fieldstone Court, Kilimanjaro Drive, Kingsgate Place, Matterhorn Crescent, Mellick Place, Millhouse Drive, Mt Blanc Place, Northpark Avenue, Orangewood Drive, Pajaro Place, Ravensdale Rise, Santa Ana Drive, Stellamaris Way, Summermist Drive, Tarnica Road, Tralee Terrace, Valnera Close, Whitford Road, Windsong Court, and Winton Court, Northpark; Pakuranga Road, Pakuranga; Archmillen Avenue, Beldon Place, Cascades Road, De Thiery Place, Ennis Avenue, Gossamer Drive, Harford Place, La Trobe Street, Marvon Downs Avenue, Megan Avenue, Ruhanui Lane, Tupaki Place, Walworth Avenue, and Wyman Place, Pakuranga Heights; Hemsway Place, Meadway, and Stanniland Street, Sunnyhills]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.260	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43m in various business zones in Pakuranga Heights, Highland Park, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Pigeon Mountain Road, Half Moon Bay; Aviemore Drive, and Fortunes Road, Highland Park; Botany Road, and Ridge Road,Howick; Pakuranga Road, Pakuranga; Reeves Road, and Ussher Place, Pakuranga Heights; Whiteacres Drive, Sunnyhills] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.261	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in Golflands and North Park. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Solana Court, and Headcorn Place, Botany Downs; Chapel Road, John Lister Close, Mirabell Place, West Fairway, The Green, Botany Road, Huaota Place, Cabaret Way, San Luis Place, Putter Place, Frank Nobilo Drive, Golfland Drive, Corta Bella Place, Jan Higgins Place, Cascades Road, and Trovare Place, Howick; Amberwood Drive, Ben Nevis Place, Anaheim Boulevard, Crescent Hills Court, Matterhorn Crescent, Artesia Close, Travers Place, Stellamaris Way, Orohena Close, San Jose Rise, Kilimanjaro Drive, Vesca Place, Santa Cruz Drive, Pajaro Place, Belsera Court, Santa Ana Drive, Delray Place, Orangewood Drive, Napa Court, Shannon Place, Oakridge Way, Amadeus Place, Campian Place, Cherrywood Crescent, Eiger Place, Astoria Place, Millhouse Drive, Cantora Avenue, Aviara Court, The Mews, and Mt Blanc Place, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.262	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Howick, Shelly Park and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick, Somerville, North Park and Cockle Bay. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Advene Road, Cockle Bay Road, Judkins Crescent, Pah Road, Sea View Terrace, and Shelly Beach Parade, Cockle Bay; Somerville Road, Howick;Chisbury Terrace, Estuary Views, John Gill Road, Lastel Place, Pohutukawa Avenue, Sandspit Road, Sunnyview Avenue, and Vale Road,Shelly Park] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bert Wilson Place Cockle Bay, Auden Close, Baird Street, Bronte Place, Cook Street, Covina Place, Drake Street, Four Trees, Gibraltar Street, Jane Eyre Drive, Kayeleen Place, Kerry Dell, Meadowland Drive, Minerva Terrace, Moore Street, Paparoa Road, Sale Street, Tanglewood Place Howick, Ayrshire Place, Clydesdale Avenue, Corriedale Place, Edendale Road, Highgate Place, Kentville Place, Larkin Place, Leicester Parade, Merino Avenue, Nathan Close, Nicholas Road, Perendale Close, Pintner Place, Renway Rise, Sandalwood Place, Simmental Crescent, Whitford Road Northpark.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.263	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of Shamrock Park and North Park. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Chapel Road, Howick; San Jose Rise, Santa Cruz Drive, Delray Place, The Mews, and Santa Ana Drive, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.264	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Konini and Titirangi. Refer to Appendix 2, Map 099 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atkinson Road, Daffodil Street, Longfellow Parade, Wirihana Road, and Woodfern Crescent, Titirangi]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.265	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Green Bay and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mitchell Street, and Taunton Terrace, Blockhouse Bay; Harrybrook Road, Portage Road Green Bay, Staincross Street, and Takahe Road, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Avonleigh Road, Barron Drive, Bishop Street, Cajero Place, Cliff View Drive, Godley Road, La Rosa Street, Lex Avenue, and Vardon Road, Green Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.266	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Zone in Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Godley Road, Green Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.267	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Blockhouse Bay, Lynfield and Waikowhai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Blockhouse Bay, Lynfield and Waikowhai. Refer to Appendix 2, Map 101 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Blockhouse Bay Road, Blockhouse Bay; Cape Horn Road, Waikowhai; Fairsea Place, Mount Roskill; Godwit Place, Lynfield] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Canberra Avenue, Caronia Crescent, Oriana Avenue, Rangitata Place, and The Avenue, Lynfield; Halsey Drive, James Tyler Crescent, and Stanton Terrace, Mount Roskill]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.268	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Waikowhai, Hillsborough and Mangere Bridge. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hillsborough. Refer to Appendix 2, Map 102 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aldersgate Road, Hillsborough; Ambury Road,Mangere Bridge; Ben James Drive, Hillsborough Road, Rajan Place, and Saran Place, Mount Roskill] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Hillsborough Road, and Aldersgate Road, Hillsborough; Hillsborough Road, and Rebecca Rise, Mount Roskill]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.269	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere Bridge and Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere Bridge and Favona. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Asics Drive, Dewhurst Place, Favona Road, Forbes Road, Lolim Place, Mary Place, Norana Avenue, Opawa Crescent, Peachwood Place, and Tomes Lane, Favona; Donnell Avenue, Katatai Street, Kingfisher Place, Shayla Place, Walmsley Road, and Waterview Road, Mangere; Church Road, Conifer Lane, Crawford Avenue, Kamaka Road, Kapuka Road, Kiwi Esplanade, Koru Street, Mahunga Drive, McIntyre Road, Mona Avenue, Mountain Road, Ngaio Avenue, Putini Road, Ridgemount Rise, Scott Avenue, Shortt Avenue, Tainui Terrace, Taylor Road, Wallace Road, and Whakahui Lane, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Asics Drive, Cardrona Place, Dewhurst Place, Favona Road, Harania Avenue, and Wakefield Road, Favona; Ceasar Place, Clare Place, Katatai Street, Miller Road, Robertson Road, Roy Douglas Place, Shayla Place, Te Motu Way, Tilberg Street, and Walmsley Road, Mangere; Church Road, Coronation Road, Crawford Avenue, Domain Lane, Domain Road, Dunstall Place, Hastie Avenue, Hocken Place, Kaihua Terrace, Kamaka Road, Kiwi Esplanade, Kohanga Road, Koru Street, Market Cove Road, McIntyre Road, Mikoikoi Crescent, Miller Road, Miro Road, Mountain Road, Patiti Parade, Rimu Road, Scott Avenue, Tanners Road, Taylor Road, Waterfront Road, and Woodward Avenue; Mangere Bridge]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.270	Kāinga Ora	Insert Height Variation controls of 22m and 29m for the Business - Mixed Use Zone in Onehunga. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga; Crawford Avenue, Coronation Road, Miro Road, Hastie Avenue, and McIntyre Road, Mangere Bridge] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga Mall, Selwyn Street, Neilson Street, and O'Rorke Street; Onehunga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.271	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Favona, Mount Wellington and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abiru Crescent, Favona Road, Lolim Place, Norana Avenue, Parkstone Place, and Peachwood Place, Favona; Archboyd Avenue, Mangere East] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Meadow Street, Mount Wellington Highway, New Brighton Road, Parry Road, Portage Road, and Walters Road, Mount Wellington; Albert Street, Alexander Street, Avalon Court, Avenue Road, Awa Street, Chelsea Avenue, Church Street, Fairburn Road, Fort Richard Road, Golf Avenue, Haumako Place, High Street, Hutton Street, Jack Browne Place, Jellicoe Street, Kuranui Place, Lippiatt Road, Luke Street, Mangere Road, Middlemore Road, Monterey Avenue, Nelson Street, Ngaio Street, Nikau Road, Nixon Avenue, Papaku Road, Park Avenue, Petrie Place, Princes Street, Pukeora Road, Rodney Street, Ronaki Road, Sturges Avenue, Tahatai Street, Tamaki Avenue, Todd Place, Trenwith Street, Waikare Road, Walmsley Road, and Water Street, Otahuhu]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.272	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mount Wellington Highway, and Hillside Road, Mount Wellington; Princes Street, Queen Street, Luke Street, Atkinson Avenue, Station Road, Moa Street, Great South Road, Nikau Road, Huia Road, Albion Road, Marjorie Jayne Crescent, Arataki Lane, Mangere Road, Fort Richard Road, Avenue Road, High Street, Fairburn Road, Ngaio Street, and Nelson Street, Otahuhu] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.273	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in Mount Wellington. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Sophia Close, and McLennan Road, Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.274	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Otahuhu, Mount Wellington, Pakuranga and Otara. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Frank Grey Place, Otahuhu] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Springs Road, East Tamaki; Trenwith Street, and Water Street, Otahuhu; Angus Street, Antrim Crescent, Johnstones Road, Matamata Place, Nairn Place, Oroua Place, Pearl Baker Drive, Perth Street, Springs Road, Tyrone Street, and Valder Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.275	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in part of Otahuhu. Refer to Appendix 2, Map 105. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Otahuhu]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.276	Kāinga Ora	Insert a Height Variation Control of 18m for part of a non-specified residential zone in Mount Wellington. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Jolson Road, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.277	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in East Tamaki Heights. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of East Tamaki, Greenmount, Huntington Park, Burswood, Golflands, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: East Tamaki Road, East Tamaki; Point View Drive, East Tamaki Heights; Gracechurch Drive, Flat Bush] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Annamoe Place, Anrath Close, Ardkeen Place, Armoy Drive, Attymon Lane, Ballybay Road, Balrath Road, Banville Road, Belcoo Crescent, Brosna Place, Caltra Place, Campile Close, Carousel Crescent, Clavoy Place, Craigavon Drive, Derg Place, Dunloy Place, Erne Crescent, Feeny Crescent, Franshell Crescent, Gilford Place, Glanmire Place, Glastry Close, Gortin Close, Gransna Lane, Guys Road, Hampervale Place, Kalberry Place, Kaseng Place, Kellaway Drive, Kelvin Hart Drive, Kilbaha Close, Kippure Close, Lilybank Crescent, Middlefield Drive, Monash Place, Mordane Place, Premwood Road, Redcastle Drive, Rialto Court, Sayes Close, Shankill Place, Sheddings Lane, Shrule Place, Skip Lane, Smales Road, Snave Place, Srah Place, Thornbury Crescent, Walter Haddrell Crescent, Wando Lane, Wayne Francis Drive, William Woods Court, Willowbank Close, and Zara Court, East Tamaki; Heyington Way, and Point View Drive, East Tamaki Heights; Baltersan Drive, Banshire Close, Barcaldine Road, Borthwick Close, Chapel Road, Cyril French Drive, Dalcross Drive, Duntrune Road, Earlshall Drive, Edzell Close, and Gracechurch Drive, Flat Bush; Armstrong Farm Drive, Bejoy Rise, Brailsford Court, Brooke Ridge Rise, Burnaston Court, Canonbie Place, Chapel Road, Claremont Way, Conacher Close, Dairyland Drive, Delmont Close, Dromora Close, Drumquin Rise, Dunvegan Rise, Eaglemont Drive, Fairbairn Place, Fairfield Lane, Faldo Drive, Gilnockie Close, Golfland Drive, Hinckley Court, Isaac Place, John Brooke Crescent, Keenagh Rise, Kilkenny Drive, Kilsyth Way, Lansell Drive, Limerick Place, Mangerton Lane, Moyrus Crescent, Navan Place, Nephin Place, Newbliss Crescent, Owenbeg Rise, Penwood Close, Pikao Place, Point View Link, Skye Road, Westerham Drive Howick, Anaheim Boulevard, Annalong Road, Etwall Court, Maldon Court, and Santa Ana Drive, Northpark]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.278	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in East Tamaki Heights, Huntington Park, Golflands and Shamrock Park. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Chapel Road, Flat Bush] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive, Kellaway Drive, Amera Place, Millington Place, Oneroa Road, Beragh Place, Brittas Place, Kanturk Close, Marlon Lane, St Leger Close, Aclare Place, Wayne Francis Drive, Lushington Place, Kippure Close, Boderg Way, Leixlep Lane, Srah Place, Caltra Place, Cottesmore Place, Sayes Close, Lilybank Crescent, Brinlack Drive, Quartley Place, Halstead Place, Borris Close, Lurgan Drive, Franco Lane, Campile Close, Franshell Crescent, Smales Road, Saidia Place, Aaronville Way, Kaseng Place, and Te Koha Road, East Tamaki; Chapel Road, Flat Bush; Spalding Rise, Montecito Place, Fintona Place, Bob Charles Drive, Moycullien Lane, Ballycullanie Place, Inagh Close, Kilkenny Drive, Limerick Place, Glencullen Place, Glanworth Place, Golfland Drive, Westerham Drive, Ridgefield Lane, Nad Place, Chapel Road, Hinckley Court, Pikao Place, Mulroy Place, Simon Owen Place, Tiger Drive, Maghera Drive, Balbriggan Rise, Keppoch Court, Mohill Place, Bunker Rise, Emyvalie Place, Dannemora Drive, Bard Place, Keenagh Rise, Mullagh Place, Gilnockie Close, Newinn Crescent, Hagen Close, Puma Drive, Nagle Place, Brailsford Court, Ko Lane, Newbliss Crescent, Magee Place, Nier Place, Moyrus Crescent, Claremont Way, Ardagh Place, Tolben Place, Monivea Place, Millisle Place, Botany Road, Athenry Place, Faldo Drive, Carniew Place, Eaglemont Drive, MacNean Drive, Castlemaine Close, Annagary Rise, Newry Close, Mellefont Close, Isaac Place, Moy Place, John Brooke Crescent, Fairfield Lane, Naul Place, Nephin Place, Trovare Place, Magilligan Close, Belsomet Place, Els Close, Howden Lane, Corta Bella Place Howick, Ravensdale Rise, Uldale Place, Keswick Close, Tarnica Road, Aspatria Place, Bowscale Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Arrathorne Place, Ambleside Drive, Bampton Rise, Kilimanjaro Drive, Fencotie Place, Tralee Terrace, Thirlmere Rise, Embleton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place Northpark; Ti Rakau Drive, Pakuranga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					North Park, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Willowbank Close, William Woods Court, Dunloy Place, Corrofin Drive, Walter Haddrell Crescent, Lilybank Crescent, Gilford Place, Redcastle Drive, Wando Lane, Sheddings Lane, Lamberg Close, Bernish Place, Ballyward Close, Glastry Close, Clavoy Place, Craigavon Drive, Banville Road, Adrigole Place, Verley Rise, Franshell Crescent, Shingleton Lane, East Tamaki Road, Belcoo Crescent, and Feeny Crescent, East Tamaki; Fermanagh Place, Point View Drive, Maureen Close, Sommet Place, Roxborough Place, Fortuna Place, Lavina Court, Alan John Place East Tamaki Heights, and Gracechurch Drive, Flat Bush; Eynsham Court, Penwood Close, Drumquin Rise, Michael Richard Place, Skye Road, Delmont Close, Lansell Drive, Burnaston Court, Hinckley Court, Westerham Drive, Fairbairn Place, Armstrong Farm Drive, Brooke Ridge Rise, Bejoy Rise, Owenbeg Rise, Kinmont Rise, Mangerton Lane, Point View Link, Navan Place Howick, Anaheim Boulevard, Santa Ana Drive, and Maldon Court, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Redcastle Drive, Feeny Crescent, Gransna Lane, Rialto Court, Middlefield Drive, Lilybank Crescent, Ardkeen Place, Kaseng Place, Carousel Crescent, Ballybay Road, Kelvin Hart Drive, Wayne Francis Drive, Quartley Place, Smales Road, Kilbaha Close, Shankill Place, Attymon Lane, Caltra Place, Anrath Close, Erne Crescent, Balrath Road, Wando Lane, Huntington Drive, Sayes Close, Srah Place, Guys Road, Sheddings Lane, Armoy Drive, Shrule Place, Brosna Place, Belcoo Crescent, Kellaway Drive, Dunloy Place, Corrofin Drive, Franshell Crescent, Clavoy Place, Campile Close, Gilford Place, St Leger Close, Snave Place, and Verley Rise, East Tamaki; Heyington Way and Point View Drive, East Tamaki Heights; Chapel Road, Flat Bush; Chapel Road, Kilkenny Drive, Armstrong Farm Drive, Conacher Close, Penwood Close, Pikao Place, Moyrus Crescent, Kilsyth Way, Owenbeg Rise, Inagh Close, Newbliss Crescent, Dunvegan Rise, Hinckley Court, Nephin Place, Dairyland Drive, Mullagh Place, Delmont Close, Balbriggan Rise, Dromora Close, Gilnockie Close, Burnaston Court, Navan Place, Drumquin Rise, Westerham Drive, Fairfield Lane, Fairbairn Place, Point View Link, Bejoy Rise, Skye Road, Limerick Place, Brailsford Court, John Brooke Crescent, Claremont Way, Brooke Ridge Rise, Ardagh Place, Lansell Drive, Annagary Rise, Isaac Place, Canonbie Place, Nad Place, Monivea Place, Ridgefield Lane, Keenagh Rise, Eaglemont Drive, and Mangerton Lane, Howick; Annalong Road, Mellick Place, Tralee Terrace, Kingsgate Place, Santa Ana Drive, Artesia Close, Maldon Court, Etwall Court, Napa Court, Anaheim Boulevard, and Bantry Court, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh		
FS83	Heidi Baker	Oppose	873.279	Kāinga Ora	Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive,	Height	Residential Height - Technical Elements (storeys to height)
FS83	Heidi Baker	Oppose	873.280	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of East Tamaki Heights and Dannemora. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Fermanagh Place, Maureen Close, Sommet Place, Point View Drive, and Lavina Court, East Tamaki Heights; Eynsham Court, Burnaston Court, Westerham Drive, Armstrong Farm Drive, Michael Richard Place, and Drumquin Rise Howick; Maldon Court, and Anaheim Boulevard, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.281	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Crosties Crescent, Heda Loop, Hirere Road, Lark Lane, Le Coz Road, Saleyard Road, Strachan Road, Whitford Park Road, Whitford-Maraetai Road, and Woodlanding Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.282	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 108 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Woodlanding Road, Strachan Road, Hirere Road, Heda Loop, Lark Lane, Saleyard Road, and Le Coz Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.283	Kāinga Ora	Apartment Buildings Zone in Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere, Mangere East and Favona. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Opawa Crescent, Favona; Ashmore Place, Austin Brave Place, Calthorp Close, Cullinan Avenue, Curlew Place, Cyclamen Road, Donnell Avenue, Fareti Place, Farnborough Crescent, Fatafehi Place, Hall Avenue, Jaylo Place, Kambalda Street, Kirkbride Road, Kohinoor Avenue, Koko Mews, Korimako Avenue, Lili Chen Way, Manston Road, Masters Place, McKenzie Road, Michelle Place, Miller Road, Naylors Drive, Outrigger Place, Plumley Crescent, Rehua Place, Stardon Place, Tapuwae Way, Tarata Crescent, Umu Place, Walmsley Road, and Westney Road, Mangere; Kapuka Road, Mountain Road, Peng Place, Toatoa Place, and Wallace Road, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Atiu Place, Borlase Lane, Burbridge Road, Cameo Court, Enuamanu Road, Gadsby Road, Harania Avenue, Langiola Drive, Regalwood Place, Royalpark Place, and Wakefield Road, Favona; Agar Place, Alderson Lane, Ansty Place, Ara Reti, Ari Lane, Ashgrove Road, Ashmore Place, Avro Place, Awhina Street, Bader Drive, Bede Place, Bingara Place, Calthorp Close, Cape Road, Caravelle Close, Ceasar Place, Cessna Crescent, Cessna Place, Chine Place, Chingford Close, Cinnamon Road, Comet Crescent, Convair Crescent, Cornwall Road, Corsair Crescent, Court Town Close, Curlew Place, Cyclamen Road, Deborah Place, Desford Place, Dole Place, Donnell Avenue, Duggan Avenue, Electra Place, Elmdon Street, Fairey Place, Fareti Place, Farnborough Crescent, Fatafehi Place, Forbury Place, Friesian Drive, Hall Avenue, Harriet Street, Harvard Place, Harwell Place, Heyford Close, Hinau Road, Humphreys Place, Idlewild Avenue, Ilford Crescent, Imrie Avenue, Jaylo Place, Jordan Road, Kambalda Street, Kanorau Place, Kaokao Lane, Kelburn Lane, Kemble Close, Kenton Lane, Killington Crescent, Kirkbride Road, Kitea Place, Kohinoor Avenue, Korimako Avenue, Lawford Place, Leeson Place, Lympne Lane, Manston Road, Mariner Street, Mascot Avenue, Massey Road, Masters Place, McKenzie Road, Mikasa Place, Miller Road, Molesworth Place, Morewood Lane, Naylors Drive, Nevis Place, Nicola Place, Norton Place, Norwalk Crescent, Novak Place, Orly Avenue, Orville Place, Otaimako Place, Paine Place, Pate Crescent, Peninsula Road, Pershore Place, Pito Place, Plumley Crescent, Prangley Avenue, Proctor Place, Pukaki Road, Purley Place, Retreat Drive, Reward Place, Richard Road, Robertson Road, Rock Daisy Crescent, Roy Douglas Place, Rush Place, Saybrook Place, Secoia Crescent, Shayla Place, Solent Street, Sperry Place, Stardon Place, Staverton Crescent, Tacon Place, Tagata Way, Tarata Crescent, Teo Lane, Thomas Road, Tidal Road, Tilberg Street, Tioro Lane, Tirau Place, Tranent Road, Tua Place, Tussock Avenue, Upwood Place, Valiant Street, Ventura Street, View Road, Vimy Place, Viscount Street, Walmsley Road, Watchfield Close, Wayne Drive, Welby Place, Westney Road, and Windrush Close,	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.284	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Zone in Mangere and Mangere East. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Idlewild Avenue, Kirkbride Road, McKenzie Road, and Imrie Avenue, Mangere, Wickman Way, Ashley Avenue, and Robertson Road, Mangere East]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.285	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Mangere East, Middlemore, and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bicknell Road Favona Archboyd Avenue, Blake Road, Celia Place, Haddon Street, Raglan Street, Skipton Street, Tennessee Avenue, Vine Street, and Wood Avenue, Mangere East; Baldwin Street, Beatty Street, Jane Cowie Avenue, and Jellicoe Street, Otahuhu; Lendenfeld Drive, and Malaspina Place, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Savill Drive, Favona; Cinnamon Road, Colin Street, Massey Road, Rock Daisy Crescent, Tidal Road, and Tussock Avenue, Mangere; Allen Street, Beryl Place, Bodmin Place, Buckland Road, Calvert Avenue, Carnac Place, Chadwick Crescent, Chaplin Street, Cheviot Street, Chisholm Place, Cleek Road, Courtenay Crescent, Daniel Avenue, Driver Road, Earlsworth Road, Eden Street, Ensor Place, Ewart Road, Ferguson Street, Ganges Avenue, Gardiner Grove, Geoffrey Place, George Street, Graeme Avenue, Gray Avenue, Hain Avenue, Hallberry Road, Hardie Street, Henwood Road, Hokianga Street, Jacqueline Place, James Street, John Street, Kairanga Street, Landon Avenue, Lavinia Crescent, Linnet Place, Lotus Lane, Malcolm Place, Massey Road, May Road, Mayflower Close, McBurney Place, Miami Street, Moffitt Place, Raglan Street, Robertson Road, Robyn Place, Rod Place, Rosella Road, Royton Avenue, Staines Avenue, Steven Street, Tennessee Avenue, Thompson Street, Tiari Place, Vine Street, Viola Avenue, Von Sturmer Street, Walter Street, Wedgwood Avenue, William Street, Winthrop Way, and Yates Road, Mangere East; Beatty Street, Chelsea Avenue, Cracroft Street, Great South Road, Jane Cowie Avenue, Jellicoe Street, Mangere Road, McDonald Place, Middlemore Road, Nelson Street, and Tamaki Avenue, Otahuhu; Ashlynne Avenue, Barrie Avenue, Buckland Road, Cambourne Road, Camden Place, Coates Road, Deepak Lane, Deering Place, Dewan Lane, Franklin Avenue, Glenmary Place, Gordon Road, Grange Road, Gray Avenue, Great South Road, Landon Avenue, Lansdown Avenue, Laureston Avenue, Lochinver Road, Malaspina Place, McCullough Avenue, McDonald Road, McLean Avenue, Middlemore Crescent, Milton Road, Nogat Avenue, Omana Road, Park Avenue, Peverill Crescent, Phoenix Place, Picton Street, Portage Road, Rangitoto Road, Rosebank Road, Ross Avenue, Shirley Road, Station Road, Swaffield Road, Trimmer Terrace, Troon Place, and Woolfield Road, Papatoetoe]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.286	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Savill Drive, Favona; Massey Road, Wickman Way, Rosella Road, Yates Road, Miami Street, Gray Avenue, and Graeme Avenue, Mangere East; Cracroft Street, Jellicoe Street, Great South Road, Mangere Road, Ngaio Street, and Nelson Street, Otahuhu; Swaffield Road, and Gray Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.287	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Building Zone in Papatoetoe. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.288	Kāinga Ora	Rezone the Coastal - Coastal Transition Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Middlemore. Refer to Appendix 2, Map 113 of the submission.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.289	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kimpton Road, and Stonex Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Crescent, Ashton Avenue, Bairds Road, Berrett Place, Blampied Road, Bolton Place, Bond Street, Capstick Road, Carey Place, Clarkson Crescent, Clayton Avenue, Clyde Road, Cobham Crescent, Cooper Crescent, Cosmo Place, Craig Place, Crown Crescent, Dairy Road, Dawson Road, Doughty Place, East Tamaki Road, Edward Avenue, Eileen Lane, Everitt Road, Ferguson Road, Fisher Crescent, Flat Bush Road, Flinders Place, Franich Street, Franklyne Road, Garrett Place, Grant Avenue, Grundy Place, Gubb Place, Hamill Road, Harwood Crescent, Haumia Way, Hills Road, Johnstones Road, Largo Lane, Lawrence Place, Leslie Place, Lester Lane, Nola Crescent, Otara Road, Palermo Place, Pearl Baker Drive, Preston Road, Ravenna Way, Ross Avenue, Springs Road, Stainton Place, Tate Place, Terry Place, Tindall Crescent, Tosca Place, Valder Avenue, Velvet Crescent, Waipapa Crescent, Whitley Crescent, and Williams Crescent, Otara; Alexander Avenue, Allenby Road, Avis Avenue, Bernard Street, Birdwood Avenue, Brooklyn Avenue, Carlie Street, Carruth Road, Caspar Road, Central Avenue, Cornwall Road, Dingwall Place, Dryden Avenue, East Tamaki Road, Esperanto Road, Fraser Road, Fyfe Avenue, Glen Avenue, Great South Road, Guide Place, Hamilton Road, Huia Road, Kakaho Way, Kimpton Road, Kolmar Road, Lloyd Avenue, Mangarata Avenue, Margan Avenue, Matawaka Lane, Matuhi Grove, Matuku Place, Morris Avenue, Motatau Road, Nicholson Avenue, Omana Road, Overton Road, Pamir Road, Parera Place, Parson Lane, Pembroke Street, Philip Street, Plymouth Place, Pukeko Place, Rangitoto Road, Regent Street, Scott Road, Sean Fitzpatrick Place, Shahkot Way, St George Street, Stonex Road, Sunnyside Crescent, Sutton Crescent, Tui Road, Tukutuku Lane, Victory Road, Warou Way, Warwick Avenue, Watson Place, Wentworth Avenue, Weston Avenue, Wilmay Avenue, and Wilmshurst Avenue, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.290	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Zone in Papatoetoe and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Everitt Road, East Tamaki Road, Pearl Baker Drive, Johnstones Road, Velvet Crescent, and Ashton Avenue, Otara; Great South Road, and Kimpton Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.291	Kāinga Ora	Insert Height Variation Controls of 18m, 29 and 37m for various residential zones in Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Awatere Street, Preston Road, Waimate Street, Piako Street, Clutha Crescent, Aria Place, Boundary Road, and Flat Bush Road, Otara, Pembroke Street, Caspar Road, Dennis Road, Bruce Place, Ranum Road, Tui Road, Pamir Road, Esperanto Road, Thorn Place, and Lloyd Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Omagh Avenue, Coronation Road, Weston Avenue, Kakaho Way, Wentworth Avenue, Margan Avenue, Rangitoto Road, St George Street, Norfolk Place, Kolmar Road, Dryden Avenue, Shirley Road, Wilmay Avenue, Coates Road, Paton Avenue, Oakland Avenue, Glen Avenue, Warwick Avenue, Shahkot Way, Dunnotar Road, Kingswood Road, Carruth Road, Central Avenue, Guide Place, and Detro Street, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Caspar Road, Lloyd Avenue, Pamir Road, Esperanto Road, Brooklyn Avenue, Dennis Road, Pembroke Street, and Thorn Place, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.292	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose - Māori Purpose Zone in Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Alexander Crescent, and Otara Road, Otara]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.293	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Chapel Downs, Donegal Park, Otara, Ormiston, Flatbush and Mission Heights. Refer to Appendix 2, Map 115 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Te Irirangi Drive, Clover Park; Accent Drive, Agapanthus Place, Alvre Place, Breon Place, Bushpark Place, Cambrian Crescent, Dione Place, Erica Road, Glasson Avenue, Hampervale Place, Heidi Crescent, Magnolia Place, Maypark Crescent, Middlefield Drive, Pertosa Drive, Savona Drive, Spenbrooke Road, and Wayne Francis Drive, East Tamaki; Ainwick Road, Amon Avenue, Argento Avenue, Arranmore Drive, Aster Place, Aviano Close, Ballindrait Drive, Baverstock Road, Beggs Way, Bezar Place, Birchlands Road, Blowers Place, Bowmore Close, Bridgefield Crescent, Broadhurst Road, Broberg Lane, Bronwylian Drive, Brookview Drive, Bruckless Drive, Cahir Place, Caldecote Place, Camith Close, Carrick Glen Avenue, Carrickdawson Drive, Cashmore Place, Chapel Road, Charlestown Drive, Citron Court, Clady Drive, Clomell Drive, Coachman Drive, Concepts Way, Conti Drive, Coolaghy Drive, Courtvale Place, Cousins Road, Creeve Place, Cyril French Drive, Danielle Place, Darion Drive, Dawson Road, Deerfield Place, Donegal Park Drive, Dowd Place, Dromoland Drive, Drumston Place, Dunkineely Road, Dunoon Close, Duntrune Road, Eastland Road, Edingale Court, Elwyn Close, Eric Rush Place, Eroni Clarke Close, Farmdale Court, Fernloche Place, Flat Bush School Road, Fong Road, Frank Bunce Grove, Friar Close, Geranium Avenue, Gerolds Place, Glen Osborne Terrace, Gortnest Place, Gracechurch Drive, Greenbrooke Drive, Gretton Court, Hansworth Place, Hawkley Close, Helianthus Avenue, Hikuawa Road, Howith Street, Hughs Way, Ian Jones Court, Janway Avenue, Jeffs Road, Jerpoint Drive, John Broad Place, Karson Place, Kawa Drive, Kensway Drive, Kerrykeel Drive, Kestev Drive, Kildare Road, Killarney Drive, Kira Road, Ksenia Drive, Listack Drive, Lorenzo Way, Louis Braille Lane, Malahide Drive, Manchester Drive, Mandival Avenue, Manning Rise, Marc Ellis Place, McCathie Drive, McKittrick Avenue, Medvale Avenue, Michael Jones Drive, Monique Place, Multose Drive, Murphys Road, Noble Court, Norwood Drive, Nuneaton Drive, Oakhurst Avenue, Oakville Avenue, Olga Road, Ormiston Road, Oswald Close, Pennygale Close, Plantation Avenue, Powercourt Drive, Quattro Avenue, Reno Way, Riviera Drive, Robin Brooke Drive, Rohi Place, Roseborough Place, Ruia Road, Sai Street, Sambrooke Crescent, Schoombie Drive, Seresin Crescent, Shandon Street, Shelby Lane, Silvana Drive, Silverwood Drive, Skelligs Drive, Slipper Avenue, Springside Drive, Stancombe Road, Stonebrooke Lane, Stornaway Drive, Sunglade Grove, Sunshine Lane, Sycamore Street, Thyme Court, Timmer Road, Tinturn Place, Titchmarsh Crescent, Tofane Lane, Tonu'U Court, Topland Drive, Tsar Court, Urney Drive, Valderama Drive, Vidiri Court, Villarosa Lane, Walter Little Way, Warren Way, Watersfield Place, Whetstone Road, Woodberry Drive, and Yulia Road, Flat Bush; Bahama Place, Belinda Avenue, Caserta Place, Dawson Road, Flat Bush Road, Jodie Place, Norrie Smith Avenue, Othello Drive, Penion Drive, Ravenna Way, Serai Place, Serenity Place, and Zelda Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.294	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Donegal Park. Refer to Appendix 2, Map 115. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Carrickdawson Drive, Castlebane Drive, Donegal Park Drive, Freshland Drive, Hikuawa Road, Ksenia Drive, Puruatanga Drive, Raumaota Road, and Repehina Road, Flat Bush]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.295	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at East Tamaki, Flat Bush, and Ormiston. Refer to Appendix 2, Map 115. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Te Irirangi Drive, Clover Park; Bishop Lenihan Place, Bishop Dunn Place, and Ormiston Road East Tamaki; Florence Carter Avenue, Chapel Road, Arranmore Drive, Murphys Road, and Te Irirangi Drive, Flat Bush]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.296	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Flat Bush and Ormiston. Refer to Appendix 2, Map 116 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jeffs Road, Seresin Crescent, Norwood Drive, Mandeville Avenue, and Silvana Drive, Flat Bush]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.297	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Kawakawa Bay. Refer to Appendix 2, Map 117. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clevedon Kawakawa Road, Kawakawa Bay Coast Road, and Kawakawa-Orere Road, Clevedon; Banks Road, Bertram Road, Clevedon Kawakawa Road, Cottonwood Place, Ferndale Drive, Karaka Road, Karawa Place, Mihaka Road, and Rautawa Place, Kawakawa Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.298	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Ihumātao. Refer to Appendix 2, Map 118. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Oruarangi Road, Mangere]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.299	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere. Refer to Appendix 2, Map 119 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chayward Place, Jaylo Place, Naylors Drive, Nga Waka Place, Shah Lane, Sid Place, and Waldos Way, Mangere.] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brunswick Rise, Cyclamen Road, Fitchburg Place, Peninsula Road, and Secoia Crescent, Mangere]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.300	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Puhinui and Paptoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Burrell Avenue, and Noel Burnside Road, Manukau Central; Alabaster Drive, Caringbah Drive, Claude Avenue, Ferndown Avenue, Heathberry Close, Hillside Road, Lismore Place, Narada Place, Olive Crescent, Puhinui Road, and Selfs Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alabaster Drive, Chestnut Road, Fenton Street, Ferndown Avenue, Gifford Road, Heathberry Close, Hillcrest Road, Hillside Road, Kenderdine Road, Komako Place, Margaret Road, Orona Way, Pah Road, Ramsey Street, Sabi Place, Sumner Street, Tutere Road, Vigo Place, and Wyllie Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.301	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pah Road, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.302	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Papatoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.303	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Puhinui, and Manukau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manukau, Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Plunket Avenue, Manukau Central; Atkinson Avenue, Ballance Avenue, Brett Avenue, Clendon Avenue, Freyberg Avenue, Puhinui Road, Ranfurly Road, Seddon Avenue, Stafford Avenue, and Tukutuku Lane, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Almay Place, Arden Court, Astral Place, Chamade Place, Charntay Avenue, Coty Place, Courant Place, Derrimore Heights, Diorella Drive, Espada Place, Eterna Place, Greenstone Place, Jontue Place, Juvena Place, Leila Place, Pulman Place, Sandrine Avenue, Sena Place, Seton Place, Shalimar Place, Sikkim Crescent, Te Irirangi Drive, Townley Place, and Ulay Place, Clover Park; Ancona Lane, Andover Way, Banksia Place, Boeing Place, Chieftain Rise, Everglade Drive, and Piper Place, Goodwood Heights; Amethyst Place, Birchlea Rise, Druces Road, Great South Road, Inverell Avenue, Ixia Place, Kerrs Road, Laurelia Place, Leith Court, Norman Spencer Drive, Plunket Avenue, Rata Vine Drive, Redoubt Road, Topaz Place, Trevor Hosken Drive, Wallson Crescent, and Wilisa Rise, Manukau Central; Boundary Road, Israel Avenue, Othello Drive, Preston Road, Rimini Place, and Vetori Place, Otara; Albert Road, Allenby Road, Avis Avenue, Birdwood Avenue, Bledisloe Street, Brooklyn Avenue, Buckingham Crescent, Carolyn Street, Carruth Road, Caspar Road, Edorvale Avenue, Elizabeth Avenue, Esperanto Road, Fairview Road, Fitzroy Street, Grande Vue Road, Grantham Road, Grayson Avenue, Great South Road, Hayward Road, Holden Place, King Street, Landscape Road, Mahon Place, Maunu Road, Papahou Lane, Papahou Lane Lane, Pembroke Street, Philip Street, Puhinui Road, Reagan Road, Regent Street, Rito Place, Tavistock Street, Thorn Place, Victoria Road, Windoma Circle, Winspear Place, and York Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Waipuhinui Way, Sun Orchid Avenue, Mahalo Avenue, Great South Road, Aperira Lane, Pacific Events Centre Drive, Coral Tree Avenue, and Laurelia Place, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin Place, Zircon Place, Taruna Lane, Inverell Avenue, Lambie Drive, Rara Lane, Clist Crescent, Wiri Station Road, Gladding Place, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.304	Kāinga Ora	Celadon Place, Manukau Central; Puhinui Road, Reagan Road, Pettit Place, Brooks Way, Fitzroy Street, Carruth Road, Carolyn Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Otara, Clover Park, and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Fairchild Avenue, and Boeing Place, Goodwood Heights; Iliad Place, Kerrs Road, Inverell Avenue, Trevor Hosken Drive, Amethyst Place, Redoubt Road, Druces Road, Topaz Place, and Ixia Place, Manukau Central; Vetori Place, Awatere Street, Rimini Place, Preston Road, Boundary Road, Waimate Street, Piako Street, Aria Place, Israel Avenue, Clutha Crescent, Iota Place, and Flat Bush Road, Otara; Caspar Road, Pamir Road, Thorn Place, Esperanto Road, and Pembroke Street, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.305	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin	Height	
					Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rata Vine, Goodwood Heights, Chapel Downs, Clover Park and Donegal Park. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aspiring Avenue, Charntay Avenue, Constance Place, Derrimore Heights, Diorella Drive, Eterna Place, Greenstone Place, Hollyford Drive, Kepler Place, Kylie Court, Leila Place, Libnai Avenue, Lowburn Place, Lyell Court, Mataura Place, Oreti Place, Rakaia Rise, Rochas Place, Rosewood Place, Rotoma Rise, San Martin Place, Santa Monica Place, Sentosa Place, and Te Irirangi Drive, Clover Park; Alta Terrace, Carrick Glen Avenue, Darnell Crescent, Dawson Road, Dillon Crescent, Dissmeyer Drive, Drumbeg Close, Glenlea Place, Hilltop Road, Innisowen Place, Lema Place, Liscooly Place, Matthews Road, Raphoe Road, Sidey Avenue, and Thomas Road, Flat Bush; Everglade Drive, Flamingo Court, Goodwood Drive, Kingsclere Place, and Palmetto Place, Goodwood Heights; Redoubt Road, Manukau Central; Boundary Road, Israel Avenue, Maytime		
FS83	Heidi Baker	Oppose	873.306	Kāinga Ora	Street, Othello Drive, Serrano Place, Treviso Place, and Zelda Avenue Otara]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.307	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Chapel Downs, Donegal Park and Flat Bush. Refer to Appendix 2, Map 122. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Aklander Rise, Annmarie Avenue, Ballyliffin Drive, Bunbeg Crescent, Bunlin Road, Canna Street, Carrick Glen Avenue, Carrickdawson Drive, Castlebane Drive, Charlestown Drive, Cloonlyon Drive, Cooladawson Drive, Donegal Park Drive, Downpatrick Drive, Drumaness Road, Drumbuoy Drive, Drumconnell Drive, Dunaff Place, Dungloe Avenue, Elevation Street, Greenan Drive, Gurtin Road, Hikuawa Road, Lavey Road, Lime Hill Rise, Long George Drive, Murphys Park Drive, Murphys Road, Pae Lane, Piki Street, Pukanui Avenue, Rakiraki Place, Repehina Road, Ripa Street, Rossbeg Lane, Salvia Lane, Tahere Road, Tannaghmore Drive, Teitei Rise, Thomas Road, Tir Conaill Avenue, and Tiro Street, Flat Bush; Redoubt Road, Manukau Central]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.308	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Rata Vine, Clover Park and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Dissmeyer Drive, and Thomas Road, Flat Bush; Mahalo Avenue, Pacific Events Centre Drive, and Great South Road Manukau Central, Othello Drive, Otara] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.309	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Redoubt Road, and Wilisa Rise, Manukau Central; Chieftain Rise, Boeing Place, Fairchild Avenue, De Havilland Drive, Piper Place, and Andover Way, Goodwood Heights] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Sikkim Crescent, Juvena Place, Monde Place, Rochas Place, Diorella Drive, and Derrimore Heights, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Wilisa Rise, and Redoubt Road, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.310	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Flat Bush. Refer to Appendix 2, Map 123. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Annemarie Ave, Redoubt Road, Long George Drive, Flat Bush.]	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.311	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Clevedon. Refer to Appendix 2, Map 124. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beckby Way, Benjamin Place, Clevedon Kawakawa Road, Hyde Road, Kaihuia Lane, Mark Williams Place, Monument Road, Munro Oak Lane, North Road, Nukuao Lane, Papakura-Clevedon Road, Te Rau Way, Thorps Quarry Road, Tuawa Lane, and Twilight Road, Clevedon]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.312	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Homai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park, Rowandale, Burbank, Homai, Wiri, Hillpark, Manurewa and Leabank. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Maplesden Drive, Robert Ross Place, and Robert Skelton Place, Clendon Park; Brouder Place, Sime Road, and Tampin Road, Hill Park; Adina Lane, Alicante Avenue, Begonia Place, Costar Place, Duin Lane, Enid Place, Fay Close, Great South Road, Isbister Lane, Manresa Close, McVilly Road, Paloma Court, Rata Vine Drive, Sagar Lane, and Totara Meadows Court, Manukau Central; Adams Road, Addington Avenue, Balfour Road, Bedlington Avenue, Beeston Crescent, Bettina Place, Bowater Place, Brent Place, Brentford Place, Browns Road, Buller Crescent, Burbank Avenue, Burundi Avenue, Cambridge Road, Clark Street, Claymore Street, Clendon Place, Coles Place, Coxhead Road, Dagenham Street, Deveron Road, Dreadon Road, Eddowes Street, Feasegate Street, Frances Street, Friedlanders Road, Frobisher Way, Funnell Place, Garth Place, Gibbs Road, Glennis Place, Gloucester Road, Great South Road, Halsey Road, Harrow Place, Heybridge Street, Hywell Place, Jellicoe Road, John Walker Drive, Jutland Road, Kent Road, Kern Place, Kerrydale Road, Kirton Crescent, Kita Road, Lomas Place, Lyndon Place, Maich Road, Maida Vale, Marr Road, Martin Road, Maungarua Lane, McKean Avenue, Montilla Place, Morrin Street, Mountfort Street, Naomi Place, Neems Place, Orams Road, Oxford Road, Poutini Place, Primrose Place, Rangataua Place, Romney Place, Roscommon Road, Rowandale Avenue, Russell Road, Ruth Street, Sealord Place, Sharland Avenue, Stella Place, Sturdee Road, Sunlands Drive, Surrey Street, Swallow Drive, Tamworth Close, Thompson Terrace, Ti Kouka Lane, Tui Crescent, Weymouth Road, William Avenue, and Wordsworth Road, Manurewa.]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.313	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zone in parts of Leabank, Manurewa, Homai, Wiri and Hillpark. Refer to Appendix 2, Map 128. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Laurelia Place, Manukau Central; Weymouth Road, Gloucester Road, Russell Road, Sharland Avenue, Great South Road, and Halsey Road, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.314	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Manurewa and Wiri. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Amethyst Place, Kerrs Road, and Trevor Hosken Drive, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Maich Road, Jellicoe Road, Russell Road, Weymouth Road, James Road, Percival Street, Corin Avenue, Frances Street, Great South Road, Buller Crescent, Dreadon Road, Coxhead Road, Kanga Lane, Rondorlyn Place, Lupton Road, Rosemary Lane, Halsey Road, Bowater Place, Clendon Place, Beatty Avenue, Kay Road, and Ruth Street, Manurewa] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Druces Road, Trevor Hosken Drive, Amethyst Place, Kerrs Road, Celadon Place, and Zircon Place, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.315	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillpark. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa, Hillpark, Manurewa East and Randwick Park. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Collie Street, David Avenue, Jill Place, Kahurangi Place, Lawrence Crescent, Lynmore Drive, Patricia Place, and Vista Place, Hill Park; Orams Road, Manurewa] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alfriston Road, Alfriston; Brouder Place, Collie Street, David Avenue, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Hill Road, Iorangi Place, Kahurangi Place, Kelvyn Grove, Lawrence Crescent, Lynmore Drive, Patricia Place, Rothery Road, Scenic Drive, Sime Road, Tampin Road, Tomlinson Street, and Walpole Avenue, Hill Park; Rata Vine Drive, Manukau Central; Alfriston Road, Arthur Road, Botanic View, Bowater Place, Bowen Street, Brough Road, Browning Street, Churchill Avenue, Claude Road, Ellen Street, Fleming Street, Great South Road, Hillcrest Grove, Hyde Street, Index Place, Knights Drive, Knox Road, McAnnalley Street, McDougall Street, Norm Pellow Drive, Orams Road, Puriri Road, Saralee Drive, Scotts Road, Short Street, Tui Crescent, and Whitbourne Heights, Manurewa; Magic Way, Shifnal Drive, Skelton Avenue, Sonterra Close, and Villino Place, Randwick Park; Hill Road, The Gardens]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.316	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Manurewa and Hillpark. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Grande Vue Road Hill Park, Myers Road, and Great South Road, Manurewa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.317	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park and Leabank. Refer to Appendix 2, Map 130 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Hatherley Place, Kennington Drive, Martha Lane, Palmers Road, Taitimu Drive, and Weymouth Road, Clendon Park; Albertson Place, Belleek Close, Bowater Place, Buller Crescent, Castlefinn Drive, Claymore Street, Coxhead Road, Friedlanders Road, Glenveagh Park Drive, John Walker Drive, Kita Road, Landette Road, Mountfort Street, Puriri Road, Rako Place, Tamworth Close, Thompson Terrace, and Weymouth Road, Manurewa; Damian Way, Leaver Place, Mahia Road, and Weymouth Road, Weymouth]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.318	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Takanini. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Conifer Grove, Waiata Shores, Leabank, Manurewa, Takanini, Addison, and Longford Park. Refer to Appendix 2, Map 131 [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, and Walter Strevens Drive Conifer Grove; Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, and Totara Road Manurewa; Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue, Takanini] inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, Walter Strevens Drive Conifer Grove, Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, Totara Road Manurewa, Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue Takanini]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.319	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Manurewa, Takanini and Waiata Shores. Refer to Appendix 2, Map 131. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Challen Close, Conifer Grove; Great South Road, Lovely Lane, Beaumonts Way, and Churchill Avenue, Manurewa; Manuroa Road, and Princess Street, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.320	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Buildings Zone in parts of Leabank and Manurewa. Refer to Appendix 2, Map 131 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Churchill Avenue, Puriri Road, Weymouth Road, Rogers Road, and Christmas Road, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.321	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Takanini, Addison, McLennan, and Papakura. Refer to Appendix 2, Map 132 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alliance Lane, Alma Crescent, Arimu Road, Artillery Drive, Battalion Drive, Courage Road, Dignity Street, Grove Road, Imjin Place, Maadi Place, Old Wairoa Road, Paretaiuru Crescent, Porchester Road, Shirley Avenue, Sunburst Street, Te Akitai Green, Te Aparangi Road, Troop Road, Turehu Road, Walsh Road, and Walters Road Papakura; Airfield Road, Arion Road, Braeburn Place, Bruce Pulman Drive, Calumet Way, Figaro Crescent, Glenburn Place, Hakawai Avenue, Kauri Drive, Kuaka Drive, Marengo Parkway, McGinty Street, Mohua Avenue, Peerless Avenue, Phar Lap Crescent, Pipipi Crescent, Poaka Avenue, Popokatea Drive, Porchester Road, Puweto Avenue, Reins Road, Ritchie Crescent, Rosarina Lane, Sires Parkway, Tete Lane, The Track, Tironui Road, Tironui Station Road East, Walters Road, Waterview Road East, Waterview Road West, Willow Camp Road, Windfola Parkway, and Zabeel Crescent, Takanini;	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.322	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Takanini and Ardmore. Refer to Appendix 2, Map 132. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Earlywood Road, Grandifolia Road, Hard Beech Street, Kakabeak Way, Kanono Road, Koroheke Road, Leatherwood Road, Pakaraka Drive, Silver Beech Street, Softwood Avenue, Toropapa Close, Twin Parks Rise Ardmore, Black Beech Crescent, Castlepoint Avenue, Hukihuki Drive, Sapwood Crescent, and Walters Road Takanini]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.323	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Takanini, Addison, McLennan and Papakura. Refer to Appendix 2, Map 132 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Minhas Road, Ardmore; Bunnythorpe Road, Cosgrave Road, Liberation Road, Battalion Drive, Alliance Lane, Grove Road, Riroriro Close, Clevedon Road, Yang Place, Paretaiuru Crescent, Command Lane, Fernaig Street, Courage Road, Hill Crescent, Saddleback Crescent, Old Wairoa Road, Sutton Crescent, Warbler Crescent, Parachute Crescent, Te Aparangi Road, Bellbird Street, Nagra Lane, Turehu Road, Swamp Kauri Grove, Walsh Road, Stitchbird Crescent, Corkill Place, Rice Crescent, Matheson Street, Dignity Street, Beardmore Lane, Valour Lane, Sunburst Street, Busing Avenue, and Recovery Road, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Te Aparangi Road, Old Wairoa Road, Grove Road, Alliance Lane, Shirley Avenue, Walsh Road, Alma Crescent, Arimu Road, Trentham Road, Artillery Drive, Dignity Street, Walters Road, Hill Crescent, Turehu Road, Sunburst Street, Courage Road, Maadi Place, Matheson Street, Te Akitai Green, Fernaig Street, Porchester Road, and Paretaiuru Crescent, Papakura, Tironui Road, Porchester Road, Glenburn Place, Waterview Road West, Tironui Station Road East, and Walters Road, Takanini] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Arimu Road, Artillery Drive, Great South Road, Porchester Road, Trentham Road, Old Wairoa Road, Brynbela Court, Imjin Place, Te Aparangi Road, Kukutai Lane, Tauarai Place, Waitaua Street, and Maadi Place, Papakura; Tironui Road, Waterview Road West, Porchester Road, and Waterview Road East, Takanini]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.324	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Ardmore. Refer to Appendix 2, Map 133 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Te Aramanu Crescent, Ardmore]	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	873.325	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in parts of Karaka Lakes, Karaka Harbourside, Pararekau Island, Bottletop Bay, Pahurehure and Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Karaka Lakes, Karaka Harbourside,Pahurehure, and Rosehill. Refer to Appendix 2, Map 135 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Acqua Place, Anchorage Drive, Brianna Place, Capriana Drive, Castellina Drive, Edgewater Drive, Fiorano Place, Francesco Drive, Harbourside Drive, Hingaia Road, Kaimanawa Road, Kuhanui Drive, Lake Drive, Lees Cove, Lombardia Way, Lusitano Drive, Milano Boulevard, Oakland Road, Ockhams Street, Pararekau Road, Pescara Point, Portofino Point, Rivoli Place, Silkwood Crescent, Toscana Drive, Turua Rise Hingaia, and Chichester Drive Papakura] inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Anchorage Drive, Bridgeview Road, Costa Viva Crescent, Fountain Avenue, Harbourside Drive, Hinau Road, Normanby Road, Pararekau Road, Pickaberry Avenue, Pohutukawa Place, Springcrest Drive, and Trecarne Street Hingaia; Barnhill Crescent, Beach Road, Bexley Place, Bothwell Place, Cliff Road, Cricklewood Street, Dumas Place, Elliot Street, Freelance Terrace, Gills Avenue, Lakeside Drive, Len Garlick Place, Mill End, Ray Small Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, The Lea, Westholm Way, Wilencote Place, Winslow Heights, and Youngs Road]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.326	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia. Refer to Appendix 2, Map 135. inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Derbyshire Lane, Fort Lincoln Loop, Hayfield Way, Hingaia Road, Melody Belle Street, Normanby Road, Oakland Road, and Tumu Road, Hingaia]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.327	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in Karaka Lakes, Karaka Harbourside and Pahurehure. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Hingaia Road, Harbourside Drive, and Pararekau Road, Hingaia] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.328	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Pahurehure and Rosehill. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Len Garlick Place, Rushgreen Avenue, Barnhill Crescent, Bexley Place, Dumas Place, Lakeside Drive, Erceg Way, Freelance Terrace, Westholm Way, Roselawn Lane, Elliot Street, Chichester Drive, Graham Tagg Close, Jim Rhind Place, Rosehill Drive, Wilencote Place, Beach Road, and Edinburgh Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Barnhill Crescent, Lakeside Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, Len Garlick Place, Cricklewood Street, Bexley Place, Westholm Way, The Lea, Elliot Street, Winslow Heights, Wilencote Place, Cliff Road, Youngs Road, Freelance Terrace, Ray Small Drive, Mill End, Bothwell Place, and Beach Road, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.329	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in Rosehill and Opaheke. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Archibald Lane, Bellfield Road, Chichester Drive, Farranfore Road, Greenhaven Avenue, Keryn Place, Orchard Rise, Royston Street, Selwyn Downs Lane, Woodstock Lane, and Yarrow Lane Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albion Place, Alma Crescent, Argyle Avenue, Arthur Place, Bates Street, Beach Road, Boundary Road, Bunnythorpe Road, Butterworth Avenue, Callis Avenue, Calvert Street, Cameron Street, Campbell Place, Clark Road, Clevedon Road, Coles Crescent, Cotton Place, Don Street, Edmund Hillary Avenue, Elizabeth Street, Elliot Street, Fairview Avenue, Gaylands Place, George Street, Gills Avenue, Great South Road, Greenhaven Avenue, Grove Road, Halberg Street, Hanover Place, Hill Crescent, Hunua Road, James Place, Joyce Street, Kelvin Road, King Street, Manse Road, Marne Road, McCall Place, Montana Place, Old Wairoa Road, Olympic Place, Opaheke Road, Orion Street, Osborne Place, Panahi Lane, Queen Street, Rangimarie Close, Ray Small Drive, Rembrandt Place, Resolute Way, Rhonda Place, Rollerson Street, Rosehill Drive, Ross Place, Royston Street, Salas Place, Scott Road, Settlement Road, Sheehan Avenue, Shirley Avenue, Short Street, Smiths Avenue, Snowden Place, Tasman Drive, The Spinney, Vanni Lane, Viola Place, Wharf Street, Willis Road, Winslow Heights, and Wood Street, Papakura]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Insert Height Variation Controls of 37m and 43m for various business zones in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse Road, Queen Street, East Street, Porchester Road, Sunshine Place, Wharf Street, Korakora Lane, The Spinney, Beach Road, Wood Street, View Road, Menary Street, Clevedon Road, West Street, Settlement Road, Trentham Road, Grove Road, Nelson Street, King Street, Scott Road, Brynbela Court, Imjin Place, Opaheke Road, Winslow Heights, Green Street, Coles Crescent, Halberg Street, McCall Place, Pratt Street, Olympic Place, Rushgreen Avenue, Short Street, Kukutai Lane, Alf Walker Place, Mossford Green, Tauarai Place, Waitaua Street, Margaret Street, Smiths Avenue, Laurie Avenue, Maadi Place, Butterworth Avenue, Rippleside Place, Mill End, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.330	Kāinga Ora	Pasla Close, Papakura, Waterview Road West, and Waterview Road East, Takanini]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Orchard Rise, Dalkeith Place, Royston Street, Bunnythorpe Road, Boundary Road, Great South Road, Rollerson Street, Cosgrave Road, Fairview Avenue, Sutton Crescent, Clevedon Road, Yang Place, Kerry Place, Tatariki Street, Rosehill Drive, Taonui Street, Liddy Place, Settlement Road, Kelvin Road, Hill Crescent, Tasman Drive, Wilson Place, Old Wairoa Road, Rembrandt Place, Harper Street, Snowden Place, Bellfield Road, Sheehan Avenue, Lorelei Place, Gaylands Place, Old Villa Way, Chichester Drive, Polandson Place, Kavanagh Place, Grove Road, Salas Place, Greenhaven Avenue, Beach Road, Valentine Street, Nagra Lane, Leatham Crescent, Opaheke Road, Callis Avenue, McEntee Street, Erceg Way, Maurice Street, Dumas Place, Rice Crescent, Tautaiao Lane, Rhonda Place, Eastburn Street, George Street, Hazeldene Place, Cross Street, Bushlands Place, Sunnypark Avenue, Busing Avenue, Bexley Place, Edinburgh Avenue, Elliot Street, James Place, and President Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.331	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse	Height	
FS83	Heidi Baker	Oppose	873.332	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Redhill (near Pukekiwiriki). Refer to Appendix 2, Map 137 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Gibbs Crescent and Margan Place Papakura]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.333	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Karaka. Refer to Appendix 2, Map 138 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Dyke Road and Linwood Road Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.334	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia, Karaka Lakes, and Drury. Refer to Appendix 2, Map 139 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hingaia Road, Towai Road, and Bayvista Drive, Hingaia]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.335	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia and Auranga. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Refer to Appendix 2, Map 139 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Fjord Way, Fort Lincoln Loop, Hingaia Road, Kaimanawa Road, Lusitano Drive, and Exmoor Road Karaka; and Bremner Road, Drury] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Burberry Road, Cronshaw Road, Enchantment Lane, Jesmond Road, Karihi Road, and Tributary Parade Drury]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.336	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hingaia and Drury. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chichester Drive, Joanne Place, and Park Estate Road, Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Cameron Place, Cross Street, Great South Road, Miro Street, Murray Street, Sutton Road, York Street, and Young Crescent, Drury]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.337	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Opaheke and Auranga. . Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Auranga. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ata Road, Kahui Parade, Tidal View Road, Waka Ama Road Drury] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ahunga Road, Auranga Drive, Better Way, Bremner Road, Faithful Drive, Fielding Road, Foreshore Lane, Great South Road, Huringa Road, Kaea Lane, Kahui Parade, Karihi Road, Noia Way, Rapoi Lane, Tiaki Lane, Tidal View Road, Tributary Parade, and Weri Road, Drury]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.338	Kāinga Ora	Insert a Height Variation control of 18m for residential zoning in parts of Opaheke. Refer to Appendix 2, Map 140 of the submission. Note that this is in an SHA precinct and therefore outside the urban environment. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Snowden Place, Bellfield Road, Lorelei Place, Rhonda Place, and Opaheke Road, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.339	Kāinga Ora	Rezone Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan changes 49 and 50 areas. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Fitzgerald Road, Kath Henry Lane, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.340	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.341	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 140 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.342	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Charles Miller Court, Crispe Road, Hosking Place, Leaming Place, Litchfield Place, Millen Place, Seaway Road, Stella Drive, Stevenson Road, Taihiki Road, Torkar Road, and Vela Place, Clarks Beach; Channel View Road, Clarks Beach Road, Keven Road, and Wharf Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.343	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Clarks Beach Road, Gertrude Cole Road, Kaitiaki Drive, Koiora Road, Korowhiti Road, Mutetai Road, Poutawa Lane, Ritetai Street, Uatoto Road, and Whata Street Pukekohe]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.344	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes:Buchanan Road, Capriole Crescent, Coach Road, Equus Lane, Kingseat Road, Linwood Road, Martingale Drive, and McRobbie Road, Papakura; Kingseat Road, and Martingale Drive, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.345	Kāinga Ora	Rezone parts of Business- Light Industry Zone as Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura; and Kingseat Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.346	Kāinga Ora	Rezone parts of Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.347	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Terrace Housing and Apartment Buildings Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.348	Kāinga Ora	Rezone - Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Residential Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission [inferred: proposes to rezone some or all of the properties in these streets from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Oira Road Drury].	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	873.349	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.350	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road and Jesmond Road, Drury]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.351	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road, Drury]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.352	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone and to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cossey Road, Drury Hills Road, Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.353	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Waihoehoe Road, and Fitzgerald Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.354	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 144 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.355	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Harrison Road, Maketu Road, and Quarry Road, Drury]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.356	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 145 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.357	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes:Dame Nganeko Minhinnick Drive, Glenbrook Beach Road, McLarin Road, Nola Avenue, Okohaka Avenue, Okoreka Road, Omahuru Road, Opouatu Avenue, Orawahi Road, Otohikawa Avenue, Papaka Avenue, Rere Awa Road, Tahuna Minhinnick Drive, Waikohi Avenue, Waimiri Road, Whareono Road, Wheriko Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.358	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beach Road, Cliff Lane, First Avenue, Fleet Street, Glenbrook Beach Road, McLarin Road, Ronald Avenue, Second Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	873.359	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 147. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buddle Road, Fetter Lane, Heaphy Lane, Jonah Lomu Drive, Lauti Lane, Paerata Road, Puhitahi Hill Road, Rosslands Avenue, Routeburn Lane, School House Road, Simmonds House Road, Stanton House Road, Tabernacle Street, Te Paea Avenue, Walter Lawry Road, Wesleyan Street, and Winstone House Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.360	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 148. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Sim Road, Papakura; Paerata Road, Puhitahi Hill Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.361	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 149 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Ramarama Road, Roslyn Farm Street, Sierra Way, Steppe Drive, Talus Drive, and Waharau Lane, Drury]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.362	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 150. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Miromiro Lane, Ramarama Road, and Steppe Drive, Drury]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.363	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Patumahoe. Refer to Appendix 2, Map 151. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clive Howe Road, Darnika Way, Mareretu Avenue, Mirabell Place, Searle Drive, and Vivien Place Patumahoe; Abernethy Way, Carter Road, Clive Howe Road, Day Road, Fletcher Lane, Henry Lane, Kerr Crescent, Kingseat Road, Lusk Way, Mahoe Glade, Mauku Road, Membery Lane, Pamela Christine Road, Patu Way, Patumahoe Road, Syme Rise, Tavarnya Way, Trevor McMiken Drive, and Woodhouse Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.364	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Paerata Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.365	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Crown Road,and Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.366	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Refer to Appendix 2, Map 153 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Zone, includes: Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.367	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 155 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Beatty Road, Cloverlea Place, Green Lane, Helvetia Road, Holland Street, McShane Street, Ranchod Terrace, Tasman Street, Ward Street, and Wellington Street, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beatty Road, Churchill Street, Coronation Avenue, Eden Place, Fairfield Street, Fausett Avenue, Freyberg Crescent, Garden Terrace, Harris Street, Helvetia Road, Hooper Avenue, Kennelly Crescent, Landscape Road, McShane Street, Moloney Terrace, Montgomery Avenue, Paterson Avenue, Princes Street, Victoria Street, Victoria Street West, Wellington Street, and West Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.368	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Pukekohe. Refer to Appendix 2 Map 155 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.369	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 156. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Ashby Place, Cooper Street, Crisp Avenue, Isabella Drive, Lochview, Paerata Road, Ward Street, and Wellington Street Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alamein Place, Blair Avenue, Bledisloe Court, Cardiff Street, Carlton Road, Childs Avenue, Collie Road, Cromwell Place, Danden Way, Dublin Street, East Street, Edinburgh Street, Edwards Court, Evans Court, Glasgow Road, Grierson Place, Hogan Street, John Street, Kennelly Crescent, Kiwi Place, Kowhai Place, Lawrie Avenue, Len Brown Place, Mason Avenue, Morrow Terrace, Nelson Street, Notre Dame Court, Parvin Place, Princes Street, Prospect Terrace, Queen Street, Reidy Place, Ridgeway Road, Russell Avenue, Seddon Street, The Glade North, The Glade South, Tom Keven Way, Totara Place, Turner Place, Valley Road, and Wellington Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.370	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Pukekohe. Refer to Appendix 2 Map 156 [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.371	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Waiuku. Refer to Appendix 2, Map 158. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cherry Place, Elsie Drive, Glennron Lane, Godwit Place, Harbour Crest Drive, Heron Place, Kauri Drive, Koromiko Place, Kowhai Place, Racecourse Road, Rangiwhea Road, Sandspit Road, Shanley Crescent, and Tui Place, Waiuku]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.372	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 160. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Catherine McLean Road, Cloverlea Place, Green Lane, Jackson Place, Rowles Road, Sunset Drive, and Wai Shing Place, Pukekohe]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.373	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 161. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cooper Street, Henry Curd Terrace, Kitchener Road, Lieshout Way, O'Connor Drive, Queen Street, Thomas Moore Place, and Trevors Place Pukekohe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.374	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Waiuku. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waiuku. Refer to Appendix 2, Map 162. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Bayview Drive, Breaker Grove, Edgewater Parade, Huia Street, Modello Lane, Ripple Grove, Rossiter Avenue, Totara Street, Tui Place, and Waimanawa Lane, Waiuku] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Azalea Place, Breaker Grove, Brights Road, Churchill Terrace, Civic Place, Constable Road, Domain Street, Edgewater Parade, France Street, George Street, Howden Street, Kent Street, King Street, Kirk Street, Kitchener Road, Magnolia Drive, Martyn Street, Meachen Terrace, Mellsop Avenue, Modello Lane, Norfolk Rise, O'Sullivan Place, Owens Road, Paapaka Way, Pouate Way, Queen Street, Ripple Grove, Rossiter Avenue, Te Paahi Avenue, Trosk Place, Valley Road, Victoria Avenue, and View Road, Waiuku]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	873.375	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Waiuku. Refer to Appendix 2 Map 162 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.376	Kāinga Ora	Delete the Parkfield Terrace Historic Heritage Area qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	873.377	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Overlay. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	873.378	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.379	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Albany Heights, Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Living Stream Road, Joy Street, Waka Street, Philadelphia Avenue, and Gills Road, Albany Heights; Mulgan Way, St Clair Place, East Coast Road, and Gretna Green Browns Bay; Tekapo Rise, Travis View Drive, Bintulu Place, Hornbill Drive, Ilam Lane, Para Close, Mulu Place, Fairview Avenue, Borneo Drive, Richard Hill Close, Mackwell Road, Baker Street, Springvale Drive, Trotting Terrace, Meharg Place, Stubbs Place, Rising Parade, Lambir Place, Ohau Court, Hilton Close, Catlins Place, Taurikura Way, Namsan Close, Lonely Track Road, Countryside Way, and Oteha Valley Road, Fairview Heights; East Coast Road Northcross; Nimstedt Avenue, East Coast Road, Northcross Drive, Ponderosa Drive, Marbella Crescent, and Andersons Road, Oteha.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.380	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various residential zones in parts of Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.381	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43m for various residential zones in parts of Albany, Oteha, Pinehill, and Browns Bay. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rutgers Place, Bush Road, Amherst Place, Rosedale Road, Northwood Avenue, Columbia Place, Brigham Young Drive, Darimouth Place, Red Shed Lane, Clemow's Lane, and Kristin Lane Albany; Living Stream Road, Joy Street, Waka Street, Gold Street, Philadelphia Avenue, and Gills Road Albany Heights; Naviti Place, Langana Avenue, Mulgan Way, East Coast Road, Falstone Lane, Oaktree Avenue, Eastwood Rise, Gretna Green, St Clair Place, Palliser Lane, Serrata Place, Weetman Drive, and Redwing Street, Browns Bay; East Coast Road, Ponderosa Drive, and Margaret Henry Crescent, Oteha; East Coast Road, Andara Close, and Kilkelly Avenue, Pinehill; Opal Close, and Stonedge Lane, Rosedale] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.382	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 051 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, and Hobsonville Road, Hobsonville]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	873.383	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.384	Kāinga Ora	Provide a mechanism flagging how future plan change processes will be undertaken for future planned rapid transit.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	873.385	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Apirana Avenue, St Johns; St Heliers Bay Road, St Heliers; Lintaine Place, Potiki Place, Apirana Avenue, and Castledine Crescent, Glen Innes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	873.386	Kāinga Ora	Rezone Residential - Single House Zone and Residential-Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 067. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Birdwood Road, and Yelash Road, Massey, Birdwood Road, Crows Road, William Calvert Drive, Kauri Gum Road, Lumber Rise, Kate Duncan Drive, Barrel Crescent, Joseph Kokich Avenue, and Patrick Rice Drive, Swanson]	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	873.387	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Melling Street, Epping Street, Farringdon Street, Eastview Road, Apirana Avenue, Torrington Crescent, Heatherbank Street, Line Road, Castledine Crescent, Potiki Place, Greenway Place, Hurstwood Place, Merfield Street, Radcliffe Street, Marino Place, West Tamaki Road, Skippy Patuwai Lane, Weybridge Crescent, Cintra Place, Delemere Place, and Lintaine Place Glen Innes; and Apirana Avenue St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	894.1	Independent Māori Statutory Board	The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities	Plan making and procedural	General
FS83	Heidi Baker	Oppose	894.2	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78	Qualifying Matters A-I	Appropriateness of QMs (A-I)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	894.3	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	894.4	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D21 Sites and Places of significance to Mana Whenua	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS83	Heidi Baker	Oppose	894.5	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to a matter required to give effect to Waitākere Ranges Heritage Area Act 2008: D12 Waitākere Ranges Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	894.6	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Qualifying Matters Other	Appropriateness of QMs (Other)
FS83	Heidi Baker	Oppose	894.7	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS83	Heidi Baker	Oppose	894.8	Independent Māori Statutory Board	The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	894.9	Independent Māori Statutory Board	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.1	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.2	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	897.3	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	897.4	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	897.5	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Otara as Mixed Housing Urban.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.6	Catholic Diocese of Auckland	Approve the THAB zoning of 419 Great North Road, Grey Lynn.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.7	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	897.8	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	897.9	Catholic Diocese of Auckland	Rezone part of 82-84 Kelmarna Avenue, Herne Bay to Mixed Housing Urban. Refer to Attachment A, page 7 for details.	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.10	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 35 Akoranga Drive, Northcote.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.11	Catholic Diocese of Auckland	Approve the Business - Mixed Use zoning of 180-182 and 184 Centreway Road, Orewa and surrounding Business - Mixed Use properties.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.12	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.13	Catholic Diocese of Auckland	Seek the re-zoning of both properties at 12 Otara Road, Otara to THAB from Special Purpose - School Zone.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.14	Catholic Diocese of Auckland	Approve Business - Town Centre zoning of 212-244 Parnell Road, Parnell.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.15	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Centres - NPS-UD Policy 3d response	Parnell Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.16	Catholic Diocese of Auckland	Delete the SCAB - Parnell overlay or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS83	Heidi Baker	Oppose	897.17	Catholic Diocese of Auckland	Approve THAB zoning of 14, 16 and 22-24 Vermont Street, Ponsonby.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.18	Catholic Diocese of Auckland	Approve deletion of SCAR overlay as applied to 14, 16 and 22-24 Vermont Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Business - support property/are a in SCAB as notified
FS83	Heidi Baker	Oppose	897.19	Catholic Diocese of Auckland	Extend City Centre Walkable Catchment to include 14, 16 and 22-24 Vermont Street, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Oppose	897.20	Catholic Diocese of Auckland	Approve the zoning of 43-59 St Mary's Road, Ponsonby.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.21	Catholic Diocese of Auckland	Approve inclusion of 43-59 St Mary's Road, Ponsonby in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.22	Catholic Diocese of Auckland	Delete the SCAR overlay from the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby. Refer to Attachment A, page 9 for more details.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	897.23	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.24	Catholic Diocese of Auckland	Rezone 139 Airfield Road, Takanini to MHU.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.25	Catholic Diocese of Auckland	Rezone 3-7 Karaka Street, Takapuna to Business - Mixed Use.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.26	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Akoranga
FS83	Heidi Baker	Oppose	897.27	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Smales Farm
FS83	Heidi Baker	Oppose	897.28	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS83	Heidi Baker	Oppose	897.29	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	897.30	Catholic Diocese of Auckland	Approve zoning of 8 Dominion Street, Takapuna.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.31	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Akoranga RTN Walkable Catchment.	Walkable Catchments	WC RTN Akoranga
FS83	Heidi Baker	Oppose	897.32	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Takapuna Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS83	Heidi Baker	Oppose	897.33	Catholic Diocese of Auckland	Approve inclusion of 29 Rathgar Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.34	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.35	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street, Blockhouse Bay to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.36	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.37	Catholic Diocese of Auckland	Rezone part of 8-12 and 14 Lavelle Road, Henderson to THAB. Refer to Attachment A, page 11 for details.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.38	Catholic Diocese of Auckland	Approve inclusion of 8-12 and 14 Lavelle Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS83	Heidi Baker	Oppose	897.39	Catholic Diocese of Auckland	Rezone part of 14S Oakridge Way, Northpark to MHU.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.40	Catholic Diocese of Auckland	Rezone 16 Brenton Place, Ōrākei to THAB.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.41	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.42	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	897.43	Catholic Diocese of Auckland	Rezone part of 19 Sunset View Road, Panmure to THAB. Refer to Attachment A, pages 12-13 for further details.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.44	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Centres - NPS-UD Policy 3d response	Panmure Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.45	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.46	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205, Silverdale to THAB.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	897.47	Catholic Diocese of Auckland	Approve the zoning of 198 Beach Haven Road, Beach Haven.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.48	Catholic Diocese of Auckland	Approve the zoning of 8 Finchley Road, Torbay.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.49	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Clover Park.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.50	Catholic Diocese of Auckland	Approve the Business -Town Centre zoning of 7 Glendale Road, Glen Eden.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.51	Catholic Diocese of Auckland	Approve inclusion of 7 Glendale Road, Glen Eden in Glen Eden RTN Walkable Catchment.	Walkable Catchments	WC RTN Glen Eden
FS83	Heidi Baker	Oppose	897.52	Catholic Diocese of Auckland	Retain 27m HVC for 7 Glendale Road, Glen Eden.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	897.53	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 510 Riddell Road, St Heliers.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.54	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 336 Wairau Road, Glenfield.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.55	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 10 Wickman Way, Mangere East.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.56	Catholic Diocese of Auckland	Approve the zoning of 8 Motutapu Avenue, Manly.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.57	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 162 Waimumu Road, Massey.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.58	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 2 Shakespeare Road, Milford.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.59	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.60	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 27 Bailey Road, Mount Wellington.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.61	Catholic Diocese of Auckland	Approve the inclusion of 1 St Benedicts Street, Newton in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.62	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	897.63	Catholic Diocese of Auckland	Delete the SCAB overlay - Business Upper Symonds Street from 1 St Benedicts Street, Newton and upper Symonds Street or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS83	Heidi Baker	Oppose	897.64	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 133 Seddon Street, Pukekohe.	Plan making and procedural	Special Character Business - remove property/area from SCAB
FS83	Heidi Baker	Oppose	897.65	Catholic Diocese of Auckland	Approve the zoning of 461 Swanson Road, Ranui.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.66	Catholic Diocese of Auckland	Approve inclusion of 461 Swanson Road, Ranui in Rānui RTN Walkable Catchment.	Walkable Catchments	WC RTN Rānui
FS83	Heidi Baker	Oppose	897.67	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 94 Taikata Road, Te Atatu Peninsula.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.68	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 24 Domain Street, Waiuku.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.69	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 14 Percy Street, Warkworth.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	897.70	Catholic Diocese of Auckland	Retain the proposed change to H29.6.2 (Building height).	Other Zones provisions	H29 Special Purpose - School Zone
FS83	Heidi Baker	Oppose	897.71	Catholic Diocese of Auckland	Amend H29.6.6 (Height in relation to boundary) to allow for the height in relation to boundary control in adjoining zones to apply to a Special Purpose - School Zone site boundary. Refer to Attachment A, page 19 for details.	Other Zones provisions	H29 Special Purpose - School Zone
FS83	Heidi Baker	Oppose	897.72	Catholic Diocese of Auckland	Retain the proposed change to H30.6.1 (Building height).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.73	Catholic Diocese of Auckland	Retain the proposed changes to H30.6.4 (Height in relation to boundary).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS83	Heidi Baker	Oppose	897.74	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.75	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.76	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS83	Heidi Baker	Oppose	897.77	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.78	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.79	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS83	Heidi Baker	Oppose	897.80	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.81	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.82	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS83	Heidi Baker	Oppose	897.83	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.84	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.85	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	Metropolitan Centre WC Intensificatio n response
FS83	Heidi Baker	Oppose	897.86	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	RTN WC Intensificatio n response
FS83	Heidi Baker	Oppose	897.87	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.88	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS83	Heidi Baker	Oppose	897.89	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street adjoining THAB zoned sites extending from Blockhouse Bay Local Centre to THAB. Refer to Attachment A, page 10 for details	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.90	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10- 11 for details	Walkable Catchments	WC RTN Glen Innes
FS83	Heidi Baker	Oppose	897.91	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details	Centres - NPS-UD Policy 3d response	Glen Innes Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.92	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB. Refer to Attachment A, page 12 for details	Centres - NPS-UD Policy 3d response	Ōtāhuhu Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.93	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Centres - NPS-UD Policy 3d response	Pakuranga Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.94	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Walkable Catchments	WC RTN Panmure
FS83	Heidi Baker	Oppose	897.95	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.96	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Pt Chevalier Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.97	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205 adjacent to Silverdale Town Centre to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.98	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.99	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.100	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	897.101	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	897.102	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS83	Heidi Baker	Oppose	897.103	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Special Character Business - transitions/h eight next to SCAB
FS83	Heidi Baker	Oppose	934.1	John Mackay	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/are a from SCAR
FS83	Heidi Baker	Oppose	934.2	John Mackay	Amend and reduce the number of SCA Business in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS83	Heidi Baker	Oppose	934.3	John Mackay	Amend and increase the number of streets within SCAR in suburban areas so that areas around centres are incentivised to intensify.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS83	Heidi Baker	Oppose	934.4	John Mackay	Amend the criteria for determining SCA so that they reflect the whole street character rather than focussing on heritage integrity of individual houses.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	934.5	John Mackay	Amend the SCA application to follow rear boundaries rather than along streets because it the street as a whole that gives it value and perceived character.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Oppose	934.6	John Mackay	Add and recognise walls, hedges, spacious lots and trees as further elements which give special character to SCAR.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Oppose	934.7	John Mackay	Amend and shorted the text of AUP Chapter D18 (Special Character Area Overlay) so that it is intelligible, less internally contradictory and less focussed on exposition of different housing styles.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	934.8	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) so that resource consent can be triggered by other specific aspects of character, not only by new buildings, alteration, demolition and additions.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	934.9	John Mackay	Add explicit bulk and location provisions rather than leaving the interpretation to subjective interpretation where SCAB are retained in centres.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	934.10	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Residential is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	934.11	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Business is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	934.12	John Mackay	Amend and maximise the use of QMs to ensure that MDRS intensification is only enabled close to centres, and that it caters for people who are demographically under-provided by existing housing stock.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS83	Heidi Baker	Oppose	938.1	New Zealand Housing Foundation	Retain proposed wording in C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	938.2	New Zealand Housing Foundation	Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5-D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.3	New Zealand Housing Foundation	Add following wording into Chapter G,G.2 Walkable Catchments plan text: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	938.4	New Zealand Housing Foundation	Amend the extent of walkable catchments to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS83	Heidi Baker	Oppose	938.5	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	938.6	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	938.7	New Zealand Housing Foundation	Retain the revised wording of Objective H5.2(1)	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.8	New Zealand Housing Foundation	Retain the existing wording of Objective H5.2(3).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.9	New Zealand Housing Foundation	Delete the proposed wording or reword to replace reference to high-quality built environment in Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.10	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.11	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.12	New Zealand Housing Foundation	Delete Objective H5.2(10) or amended to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.13	New Zealand Housing Foundation	Amend Policy H5.3(6A) to be more effective in achieving MDRS outcomes. Refer to full submission for details of proposed plan text.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.14	New Zealand Housing Foundation	Delete the proposed wording for Policy H5.3(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.15	New Zealand Housing Foundation	Delete Policy H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.16	New Zealand Housing Foundation	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.17	New Zealand Housing Foundation	Delete Policy H5.3(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	938.18	New Zealand Housing Foundation	Amend H5.4.1(A1) to discretionary activity status.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	938.19	New Zealand Housing Foundation	Delete Activity H5.4.1(A2A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	938.20	New Zealand Housing Foundation	Delete Activity H5.4.1(A2B) and (A33B)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	938.21	New Zealand Housing Foundation	Delete all standards to be complied with by activities in Table H5.4.1 not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	938.22	New Zealand Housing Foundation	Delete all standards assessed with Activity H5.4.1(A4) not identified within MDRS - specifically: delete the infrastructure, deep soil area and tree canopy, safety and privacy buffer, residential waste management standards.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	938.23	New Zealand Housing Foundation	Delete all standards to be complied with not identified within MDRS for preclusion of notification in H5.5(5).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	938.24	New Zealand Housing Foundation	Delete H5.5(6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	938.25	New Zealand Housing Foundation	Delete Standards H5.6(3B).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.26	New Zealand Housing Foundation	Delete Standards H5.6(3C).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.27	New Zealand Housing Foundation	Delete 'privacy' and retain existing purpose Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.28	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.29	New Zealand Housing Foundation	Reinsert the minor protrusions for Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.30	New Zealand Housing Foundation	Amend Standard H5.6.9 to maximum impervious area must not exceed 70 per cent of site area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.31	New Zealand Housing Foundation	Delete the additional wording in Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.32	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.33	New Zealand Housing Foundation	Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.34	New Zealand Housing Foundation	Amend Standard H5.6.11 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.35	New Zealand Housing Foundation	Amend Standard H5.6.12 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.36	New Zealand Housing Foundation	Delete Standard H5.6.13.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.37	New Zealand Housing Foundation	Amend Standard H5.6.14 and its statement of purpose to match the MDRS standard and delete the communal outdoor living space requirements in H5.6.14(4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.38	New Zealand Housing Foundation	Delete Standard H5.6.18 (2) and rely on MDRS wording.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.39	New Zealand Housing Foundation	Delete Standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.40	New Zealand Housing Foundation	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.41	New Zealand Housing Foundation	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	938.42	New Zealand Housing Foundation	Delete proposed new SEA assessment criteria for controlled activities H5.7. 1 (1)(a)(b) and H5.7.2 (1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.43	New Zealand Housing Foundation	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.44	New Zealand Housing Foundation	Delete new matters of discretion/assessment criteria in H5.8.1 (2) (ia) and (ib) about deep soil, interfaces with identified special character and heritage, and upgrades to the road network. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.45	New Zealand Housing Foundation	Amend proposed wording in H5.8.1(3) to assess only additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.46	New Zealand Housing Foundation	Delete proposed new assessment criteria in H5.8.1(6) and H5.8.1(7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	938.47	New Zealand Housing Foundation	Retain deletion of 'intensity' from H5.8.2(1)(b) as notified. Delete 'intensity' from H.5.8.1(b)(i) and delete H5.8.2(1)(f).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.48	New Zealand Housing Foundation	Delete assessment criteria in H5.8.2(2) on deep soils, communal open space, road network pedestrian safety, special character areas and scheduled historic heritage places. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.49	New Zealand Housing Foundation	Delete the assessment criteria in H5.8.2(3)(I) relating to pedestrian safety on adjoining roads. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.50	New Zealand Housing Foundation	Amend H5.8.2(4)(iii) to assess height only in terms of additional height over and above the zone standard. Refer to full submissions for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.51	New Zealand Housing Foundation	Amend H5.8.2(6) to assess Height in Relation to Boundary only where it exceeds the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.52	New Zealand Housing Foundation	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.53	New Zealand Housing Foundation	Delete H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.54	New Zealand Housing Foundation	Amend H5.8.2(15) to remove reference to communal space and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.55	New Zealand Housing Foundation	Amend H5.8.2(15A) to delete 'and private vehicle and pedestrian accessways' and 'and/or accessways'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.56	New Zealand Housing Foundation	Delete H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.57	New Zealand Housing Foundation	Delete H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.58	New Zealand Housing Foundation	Delete H5.8.2(20) and move necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.59	New Zealand Housing Foundation	Delete H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.60	New Zealand Housing Foundation	Delete H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.61	New Zealand Housing Foundation	Delete H5.9(1)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	938.62	New Zealand Housing Foundation	Delete H5.9(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.63	New Zealand Housing Foundation	Amend to clarify that H5.9(3) is only related to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	938.64	New Zealand Housing Foundation	Amend zone description in H6.1 enabling additional height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.65	New Zealand Housing Foundation	Amend Objective H6.2(B1) to include provision for: a variety of housing types, accessibility to public transport, and additional building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.66	New Zealand Housing Foundation	Delete H6.2(1A) or amend it be deleting 'while also achieving a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.67	New Zealand Housing Foundation	Amend Objective H6.2(2) to provide additional building height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.68	New Zealand Housing Foundation	Delete the proposed amendments to Objective H6.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.69	New Zealand Housing Foundation	Retain the existing wording in Objective H6.2(4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.70	New Zealand Housing Foundation	Delete H6.2(5) or amend it be deleting 'a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.71	New Zealand Housing Foundation	Delete Objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.72	New Zealand Housing Foundation	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.73	New Zealand Housing Foundation	Retain proposed Policy H6.3(A1), Policy H6.3(B1), Policy H6.3(C1), Policy H6.3(D1) and Policy H6.3(E1), as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.74	New Zealand Housing Foundation	Amend proposed Policy H6.3(1) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.75	New Zealand Housing Foundation	Amend proposed Policy H6.3(2) to remove term 'high-quality built environment' and add wording to recognise some sites outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.76	New Zealand Housing Foundation	Amend proposed Policy H6.3(A4) to delete 'high-quality built environment', delete the deep soil and canopy tree requirements and insert 'reasonable' as a qualifier to some other requirements of the policy. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.77	New Zealand Housing Foundation	Amend proposed Policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.78	New Zealand Housing Foundation	Retain proposed Policy H6.3(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.79	New Zealand Housing Foundation	Delete proposed Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.80	New Zealand Housing Foundation	Delete proposed Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.81	New Zealand Housing Foundation	Delete proposed Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.82	New Zealand Housing Foundation	Delete proposed Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	938.83	New Zealand Housing Foundation	Amend H6.4(A1) to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	938.84	New Zealand Housing Foundation	Amend Table H6.4.1 to add a wider range of commercial activities at ground floor in walkable catchments as permitted activities up to 100m2 gross floor area. Submission also requires new standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.85	New Zealand Housing Foundation	Add standards to the effect that all commercial activities at ground level and/or street level up to 100m2 gross floor area per premise are to be provided for as a Permitted Activity in Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.86	New Zealand Housing Foundation	Delete Activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	938.87	New Zealand Housing Foundation	Delete Activity H6.4(A2B) and H6.4(A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	938.88	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS within Table H6.4.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	938.89	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	938.90	New Zealand Housing Foundation	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.91	New Zealand Housing Foundation	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.92	New Zealand Housing Foundation	Retain the existing minor protrusion exclusions. HIRB is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard. (H6.6.6)	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.93	New Zealand Housing Foundation	Amend H.6.6.6 to provide for a height in relation to boundary standard of 19 metres and 60 degrees for the first 25 metres of the site (replace 21.5m with 25m).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.94	New Zealand Housing Foundation	Amend H6.6.11(1) to increase the maximum building coverage to 60% for sites in walkable catchments while retaining the 50% standard outside walkable catchments. Delete H6.6.6.11(2) entirely.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.95	New Zealand Housing Foundation	Amend H.6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.96	New Zealand Housing Foundation	Amend Standard H6.6.13 where main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.97	New Zealand Housing Foundation	Delete Standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.98	New Zealand Housing Foundation	Amend Standard H6.6.15 to match MDRS and delete the communal living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.99	New Zealand Housing Foundation	Delete Standard H6.6.19(2) and rely on MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.100	New Zealand Housing Foundation	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.101	New Zealand Housing Foundation	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.102	New Zealand Housing Foundation	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	938.103	New Zealand Housing Foundation	Delete assessment matters in H.6 on significant ecological areas, pedestrian network, deep soil, identified special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.104	New Zealand Housing Foundation	Delete assessment matters in H6.7.1 (1) and H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.105	New Zealand Housing Foundation	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.106	New Zealand Housing Foundation	Amend H6.8.1 (2)(ia) to delete matters of discretion on deep soil, interface with identified special character or scheduled historic heritage place, internal living areas, internal storage, and safe pedestrian access on streets. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.107	New Zealand Housing Foundation	Amend H6.8.1(3) to so that the matter of discretion is on additional height above the standard and to delete (d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.108	New Zealand Housing Foundation	Delete H6.8.1(6) and H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.109	New Zealand Housing Foundation	Delete H6.8.2(1)(f)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.110	New Zealand Housing Foundation	Amend H.6.8.2(2) to delete 'is of a high quality' in (aa), delete (ab(vii), (ac), (ad), (i) and (m) on deep soil, communal spaces, quality and maintenance and safe pedestrian movement on streets and to public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.111	New Zealand Housing Foundation	Delete H6.8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.112	New Zealand Housing Foundation	Amend H6.8.2(5)(f)(iii) to assess effect on the surrounding and neighbouring development only in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.113	New Zealand Housing Foundation	Amend H6.8.2(6) to refer only to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.114	New Zealand Housing Foundation	Delete H6.8.2(12)(e).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.115	New Zealand Housing Foundation	Amend H6.8.2(15)(f) by deleting: 'communal open space' and 'and attractive'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.116	New Zealand Housing Foundation	Amend H.6.8.2(15A) by deleting 'and private vehicle and pedestrian accessways' and 'and /or accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.117	New Zealand Housing Foundation	Delete H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	938.118	New Zealand Housing Foundation	Delete H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.119	New Zealand Housing Foundation	Delete H6.8.2(20) and move necessary criteria to H6.8.2(1), H6.8.2(2) and H6.8.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.120	New Zealand Housing Foundation	Delete H6.8.2(21)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.121	New Zealand Housing Foundation	Delete H6.9(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.122	New Zealand Housing Foundation	Delete H6.9(2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.123	New Zealand Housing Foundation	Amend H6.9(3) so the information requirements only relate to communal waste collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	938.124	New Zealand Housing Foundation	Retain deletion of H8.6.10.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.125	New Zealand Housing Foundation	Retain deletion of H8.6.12	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.126	New Zealand Housing Foundation	Retain deletion of H8.6.13.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS83	Heidi Baker	Oppose	938.127	New Zealand Housing Foundation	Retain deletion of H8.6.14.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.128	New Zealand Housing Foundation	Retain deletion of H8.6.15.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.129	New Zealand Housing Foundation	Retain deletion of H8.6.16.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.130	New Zealand Housing Foundation	Retain deletion of H8.6.17.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.131	New Zealand Housing Foundation	Retain deletion of H8.6.18.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.132	New Zealand Housing Foundation	Retain deletion of H8.6.19.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.133	New Zealand Housing Foundation	Retain deletion of H8.6.20.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS83	Heidi Baker	Oppose	938.134	New Zealand Housing Foundation	Retain deletion of H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	938.135	New Zealand Housing Foundation	Delete proposed Standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A, and revert to the operative standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	938.136	New Zealand Housing Foundation	Delete proposed Standards H8.6.34, and replace with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	938.137	New Zealand Housing Foundation	Amend H9.6.1 to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS83	Heidi Baker	Oppose	938.138	New Zealand Housing Foundation	Retain standard H11.6.1	Business Zones provisions	Metropolitan Centre Zone - provisions
FS83	Heidi Baker	Oppose	938.139	New Zealand Housing Foundation	Amend Standard H10.6.1 Building height to provide for a height of 32.5 metres within all of the Business - Town Centre Zone.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	938.140	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H10.6.2	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	938.141	New Zealand Housing Foundation	Amend Standard H10.6.1 to provide for a height of 24 metres within all of the Business - Local Centre Zone.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	938.142	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H11.6.2	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	938.143	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS83	Heidi Baker	Oppose	938.144	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Height	Height response - other zones
FS83	Heidi Baker	Oppose	938.145	New Zealand Housing Foundation	Retain Standard H12.6.2.	Business Zones provisions	Neighbourhood Centre Zone - provisions

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FS83	Heidi Baker	Oppose	938.146	New Zealand Housing Foundation	Amend Standard H13.6.1 to provide for a height of 24 metres within all of the Business - Mixed Use Zone.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	938.147	New Zealand Housing Foundation	Retain Standard H13.6.2.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	938.148	New Zealand Housing Foundation	Delete the definition for canopy tree.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	938.149	New Zealand Housing Foundation	Delete the definition for deep soil area.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	938.150	New Zealand Housing Foundation	Clarify definition of landscaped area and amended accordingly. Alternatively, retain the existing definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	938.151	New Zealand Housing Foundation	Amend the plan so that six storeys is applied as a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	938.152	New Zealand Housing Foundation	Amend where six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	938.153	New Zealand Housing Foundation	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	938.154	New Zealand Housing Foundation	Amend pc 78 to include Special Housing Areas.	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	938.155	New Zealand Housing Foundation	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.1	Foodstuffs North Island Limited	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	941.2	Foodstuffs North Island Limited	Include a walkable catchment for the Addison Local Centre or include the Addison Local Centre within a walkable catchment that includes all the Takanini Railway Station and the Takanini Town Centre. [Refer to Attachment 2, Map 1 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS83	Heidi Baker	Oppose	941.3	Foodstuffs North Island Limited	Amend the maximum height for the Addison Local Centre to 21m. [Refer to Attachment 2, Map 1 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.4	Foodstuffs North Island Limited	Rezone 162-164 Balmoral Road, Balmoral to Local Centre zone. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.5	Foodstuffs North Island Limited	Amend the maximum height across the site bordered by Balmoral Road, Rocklands Avenue and Mt Balmoral to 21m. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.6	Foodstuffs North Island Limited	Add a walkable catchment for Browns Bay Town Centre. [Refer to Attachment 2, Map 3 of the submission for further details]	Centres - NPS-UD Policy 3d response	Browns Bay Town Centre - extent of intensification
FS83	Heidi Baker	Oppose	941.7	Foodstuffs North Island Limited	Amend the maximum height in the Browns Bay Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.8	Foodstuffs North Island Limited	Include a walkable catchment for Clendon Local Centre. [Refer to Attachment 2, Map 4 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS83	Heidi Baker	Oppose	941.9	Foodstuffs North Island Limited	Amend the maximum height in the Clendon Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS83	Heidi Baker	Oppose	941.10	Foodstuffs North Island Limited	Delete Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	941.11	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Town Centre and Ferry Terminal. Refer to Attachment 2, Map 5 of the submission for further details.	Centres - NPS-UD Policy 3d response	Devonport Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	941.12	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Ferry Terminal. [Refer to Attachment 2, Map 5 of the submission for further details]	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	941.13	Foodstuffs North Island Limited	Rezone 360-388 Dominion Road, Mount Eden to Local Centre zone. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.14	Foodstuffs North Island Limited	Amend the height standard for 360-388 Dominion Road, Mount Eden to 21m. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.15	Foodstuffs North Island Limited	Rezone Eastridge Local Centre to Town Centre zone. [Refer to Attachment 2, Map 7 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	941.16	Foodstuffs North Island Limited	Add a walkable catchment for the Eastridge Local Centre. [Refer to Attachment 2, Map 7 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.17	Foodstuffs North Island Limited	Amend the maximum height for the Eastridge Local Centre to 50m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.18	Foodstuffs North Island Limited	Amend the height standard for the balance of the land encompassing both sides of the Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land, Eastridge to 32.5 m. [Refer to Attachment 2, Map 7 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	941.19	Foodstuffs North Island Limited	Delete the Special Character notation for 360-388 Dominion Road, Mount Eden.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.20	Foodstuffs North Island Limited	Include a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. [Refer to Attachment 2, Map 8 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS83	Heidi Baker	Oppose	941.21	Foodstuffs North Island Limited	Amend the maximum height standard for the Birkenhead Local Centre to 27m. [Refer to Attachment 2, Map 8 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.22	Foodstuffs North Island Limited	Include a walkable catchment for the Highland Park Town Centre. [Refer to Attachment 2, Map 9 for further details]	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.23	Foodstuffs North Island Limited	Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.24	Foodstuffs North Island Limited	Include a walkable catchment for the Hobsonville Local Centre. [Refer to Attachment 2, Map 10 of he submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS83	Heidi Baker	Oppose	941.25	Foodstuffs North Island Limited	Amend the maximum height for the Hobsonville Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.26	Foodstuffs North Island Limited	Rezone Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive to Local Centre zone. [Refer to Attachment 2, Map 11 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	941.27	Foodstuffs North Island Limited	Include a walkable catchment for the requested Lincoln Road Local Centre. [Refer to Attachment 2, Map 11 of the submission for further details]	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	941.28	Foodstuffs North Island Limited	Include a maximum height standard for requested Lincoln Road Local Centre of 21m. [Refer to Attachment 2, Map 11 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.29	Foodstuffs North Island Limited	Include a walkable catchment for the Māngere Town Centre. [Refer to Attachment 2, Map 12 of the submission for further details]	Centres - NPS-UD Policy 3d response	Māngere Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.30	Foodstuffs North Island Limited	Amend the maximum height for the Māngere Town Centre to 32.5m. [Refer to Attachment 2, Map 12 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.31	Foodstuffs North Island Limited	Amend the maximum height for the Manurewa Town Centre zone to 32.5m. [Refer to Attachment 2, Map 13 of the submission for further details]	Centres - NPS-UD Policy 3d response	Manurewa Town Centre - extent of intensification
FS83	Heidi Baker	Oppose	941.32	Foodstuffs North Island Limited	Rezone 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World) to Town Centre zone.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.33	Foodstuffs North Island Limited	Include a walkable catchment for the requested May Road Town Centre. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.34	Foodstuffs North Island Limited	Amend the maximum height for the requested May Road Town Centre to 32.5m. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.35	Foodstuffs North Island Limited	Delete the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas from 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World). [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	941.36	Foodstuffs North Island Limited	Include a walkable catchment for the Milford Town Centre. [Refer to Attachment 2, Map 15 of the submission for further details]	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensification
FS83	Heidi Baker	Oppose	941.37	Foodstuffs North Island Limited	Amend the maximum height for the Milford Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.38	Foodstuffs North Island Limited	Rezone part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site) to Residential - Terrace Housing and Apartment Buildings Zone. [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	941.39	Foodstuffs North Island Limited	Retain General Business zoning for part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site). [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	941.40	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Mt Albert
FS83	Heidi Baker	Oppose	941.41	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Avondale
FS83	Heidi Baker	Oppose	941.42	Foodstuffs North Island Limited	Amend the maximum height for 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save) to 21m. [Refer to Attachment 2, Map 16 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.43	Foodstuffs North Island Limited	Amend to extend the Panmure RTN walkable catchment to include 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save). [Refer to Attachment 2, Map 17 of the submission for further details]	Walkable Catchments	WC RTN Panmure
FS83	Heidi Baker	Oppose	941.44	Foodstuffs North Island Limited	Amend the maximum height for 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save) to 21m. [Refer to Attachment 2, Map 17 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.45	Foodstuffs North Island Limited	Include a walkable catchment for Orewa Town Centre. [Refer to Attachment 2, Map 18 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.46	Foodstuffs North Island Limited	Amend the maximum height for Orewa Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.47	Foodstuffs North Island Limited	Amend the maximum height across the whole Papakura Metropolitan Centre to 40.5m. [Refer to Attachment 2, Map 19 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	941.48	Foodstuffs North Island Limited	Include a walkable catchment for the Remuera Town Centre or amend to include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. [Refer to Attachment 2, Map 20 of the submission for further details]	Centres - NPS-UD Policy 3d response	Remuera Town Centre - extent of intensification
FS83	Heidi Baker	Oppose	941.49	Foodstuffs North Island Limited	Amend the maximum height for the Remuera Town Centre to 32.5m. [Refer to Attachment 2, Map 20 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.50	Foodstuffs North Island Limited	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	941.51	Foodstuffs North Island Limited	Amend the maximum height standard for 2 College Hill Freemans Bay and 220 Victoria Street West Auckland Central (Victoria Park New World) to 50m. [Refer to Attachment 2, Map 22 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.52	Foodstuffs North Island Limited	Rezone 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to Metropolitan Centre Zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	941.53	Foodstuffs North Island Limited	Amend the maximum height for 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to 72m. [Refer to Attachment 2, Map 23 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	941.54	Foodstuffs North Island Limited	Rezone part of 580 Whangaparaoa Road, Stanmore Bay to Local Centre zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	941.55	Foodstuffs North Island Limited	Include a walkable catchment for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay. [Refer to Attachment 2, Map 23 of the submission for further details]	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	941.56	Foodstuffs North Island Limited	Amend the maximum height for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay to 21m. [Refer to Attachment 2, Map 23 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	949.1	Piper Properties Consultants Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.2	Piper Properties Consultants Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	949.3	Piper Properties Consultants Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	949.4	Piper Properties Consultants Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	949.5	Piper Properties Consultants Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	949.6	Piper Properties Consultants Limited	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	949.7	Piper Properties Consultants Limited	Retain proposed amendments to D18.1 Background if the SCAR overlay is retained [as a QM].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.8	Piper Properties Consultants Limited	Delete objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.9	Piper Properties Consultants Limited	Delete policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.10	Piper Properties Consultants Limited	Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.11	Piper Properties Consultants Limited	Delete D18.4(3) if LDR zone is retained as part of the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.12	Piper Properties Consultants Limited	Delete proposed provisions from D18.4.1 Activity Table [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.13	Piper Properties Consultants Limited	Retain proposed provisions from D18.4.1 Activity Table if LDR zone is deleted and a more intensive zoning is applied [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.14	Piper Properties Consultants Limited	Amend standards to be complied with under D18.4.1 to rely on underlying zone to a greater extent [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.15	Piper Properties Consultants Limited	Delete D18.4(3) and D18.4(5) in relation to Special Character Areas Overlay - Business.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	949.16	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.17	Piper Properties Consultants Limited	Delete any duplication of underlying zoning requirements in relation to D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.18	Piper Properties Consultants Limited	Retain D18.6.1A if LDR zone is deleted and a more intensive zoning is applied [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.19	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.1 [refer to page 19 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.20	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.2 [refer to page 20 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.21	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.3 and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 21 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.22	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.4 [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.23	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.5 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.24	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.1 (Building height) [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.25	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.2 (Height in relation to boundary) to rely on underlying zone to a greater extent [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.26	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.3 (Yards) [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.27	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.4 (Building coverage) [refer to page 25 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.28	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.5 (Landscaped area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.29	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.6 (Maximum impervious area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.30	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.7 (Fences) to rely on underlying zone provisions to a greater extent [refer to page 27 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.31	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.1.1 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 28 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.32	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.2.1 [refer to page 29 submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	949.33	Piper Properties Consultants Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	949.34	Piper Properties Consultants Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	949.35	Piper Properties Consultants Limited	Remove reference to QM under E38.1 Introduction [refer to page 30 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.36	Piper Properties Consultants Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.37	Piper Properties Consultants Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.38	Piper Properties Consultants Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.39	Piper Properties Consultants Limited	Delete proposed amendments to E38.3 (13)(31)(32)(33)(34)(35)Policies. [refer to page 31 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.40	Piper Properties Consultants Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission pages 32-33 for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.41	Piper Properties Consultants Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.42	Piper Properties Consultants Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 34 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.43	Piper Properties Consultants Limited	Delete proposed amendments to E38.8.2 [refer to page 34-35 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.44	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.1 [refer to page 35 submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.45	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.2 [refer to page 35-36 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.46	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.1 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.47	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.2 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	949.48	Piper Properties Consultants Limited	Delete LDR zone in its entirety [refer to page 37-39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	949.49	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.50	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	949.51	Piper Properties Consultants Limited	Delete additional objectives (5)-(10) inserted at H5.2 [refer to page 39 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	949.52	Piper Properties Consultants Limited	Delete additional policies (6a)(7)(11)(12)(13)(14)(15)(16)(17) inserted at H5.3 [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	949.53	Piper Properties Consultants Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	949.54	Piper Properties Consultants Limited	Retain proposed provisions under H5.5(4) [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	949.55	Piper Properties Consultants Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.56	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.57	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.58	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.59	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.60	Piper Properties Consultants Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.61	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.62	Piper Properties Consultants Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.63	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.64	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.65	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.66	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.67	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.68	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.69	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.70	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 53 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.71	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to page 54-55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	949.72	Piper Properties Consultants Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA [refer to page 55-56 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.73	Piper Properties Consultants Limited	Delete proposed additions to H5.8.1(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.74	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to pages 56-57 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.75	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.76	Piper Properties Consultants Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.77	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.78	Piper Properties Consultants Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.79	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.80	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.81	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(1)(c) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.82	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.83	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(3)(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.84	Piper Properties Consultants Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.85	Piper Properties Consultants Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Development [refer to pages 63-66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.86	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.87	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to page 67 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.88	Piper Properties Consultants Limited	Retain proposed changes to Assessment criteria at H5.8(6) for height in relation to boundary [refer to page 69 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.89	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.90	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.91	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.92	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.93	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.94	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 73 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.95	Piper Properties Consultants Limited	Retain propose changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.96	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.97	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.98	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.99	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.100	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.101	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.102	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.103	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.104	Piper Properties Consultants Limited	Delete proposed special information requirements under H5.9 [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.105	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	949.106	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to pages 78-79 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	949.107	Piper Properties Consultants Limited	Retain MDRS provisions under H6.1 Zone description [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	949.108	Piper Properties Consultants Limited	Delete changes proposed to H6.2 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.109	Piper Properties Consultants Limited	Delete changes proposed to H6.3 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	949.110	Piper Properties Consultants Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	949.111	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	949.112	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	949.113	Piper Properties Consultants Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	949.114	Piper Properties Consultants Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.115	Piper Properties Consultants Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.116	Piper Properties Consultants Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.117	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.118	Piper Properties Consultants Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.119	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.120	Piper Properties Consultants Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 85 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.121	Piper Properties Consultants Limited	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	949.122	Piper Properties Consultants Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.123	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.124	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 87 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.125	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 88 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.126	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.127	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.128	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	949.129	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.1 Matters of Control [refer to page 91 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.130	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.2 Assessment criteria for Controlled activities [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.131	Piper Properties Consultants Limited	Reject matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.132	Piper Properties Consultants Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.133	Piper Properties Consultants Limited	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.134	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.135	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.136	Piper Properties Consultants Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.137	Piper Properties Consultants Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.138	Piper Properties Consultants Limited	Delete other proposed provisions under H6.8.1 [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.139	Piper Properties Consultants Limited	Delete proposed provisions under H6.8.2 Assessment criteria [refer to page 96 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.140	Piper Properties Consultants Limited	Delete proposed provisions under H6.9 Special Information Requirements [refer to page 103 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	949.141	Piper Properties Consultants Limited	Delete proposed 'Landscaped area definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	949.142	Piper Properties Consultants Limited	Delete proposed 'Service Area' definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.143	Piper Properties Consultants Limited	Delete proposed 'Urban Heat Island' definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	949.144	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	949.145	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	949.146	Piper Properties Consultants Limited	Approve the broad application of MHU as notified.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	949.147	Piper Properties Consultants Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	949.148	Piper Properties Consultants Limited	Reject introduction of QMs and its relationship with the underlying zones to justify lower density zoning [refer to page 5 of submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	949.149	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	949.150	Piper Properties Consultants Limited	Reject LDR zoning for 70-72 Williamson Avenue, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	949.151	Piper Properties Consultants Limited	Reject LDR zoning for 49 Ariki Street, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	949.152	Piper Properties Consultants Limited	Reject aesthetic based character assessments [in relation to Grey Lynn area] [refer to page 10 of submission for details].	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Oppose	949.153	Piper Properties Consultants Limited	Reject approach to application of 800m walkable catchment.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	949.154	Piper Properties Consultants Limited	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	949.155	Piper Properties Consultants Limited	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	949.156	Piper Properties Consultants Limited	Reject inclusion of Combined Wastewater Network as QM.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	949.157	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	949.158	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	971.1	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres, metropolitan centres and rapid transit routes including bus routes throughout the Auckland region.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	971.2	RTJ Property Professionals Limited	Increase the city centre walkable catchment to a minimum of 2,500 metres from the edges of the city centre.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS83	Heidi Baker	Oppose	971.3	RTJ Property Professionals Limited	Increase the metropolitan centre walkable catchment to a minimum of 1,500 metres radius from the edges of metropolitan centres.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS83	Heidi Baker	Oppose	971.4	RTJ Property Professionals Limited	Apply a wider walkable catchment to all rapid transit routes including bus routes throughout the Auckland region. Walkable catchments should be increased to a minimum of 1,500 metres radius from rapid transit centres. In addition they should be applied within 200 metres of any bus route.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	971.5	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres throughout the Auckland region.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS83	Heidi Baker	Oppose	971.6	RTJ Property Professionals Limited	Do not upzone the rail [inferred light rail] corridor allowing more intensive development prior to the route being confirmed.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	971.7	RTJ Property Professionals Limited	Do not restrict development on all sites up-zoned based on Council's failure to provide sufficient waste water treatment and/or water supply infrastructure to cater for the development that has already occurred throughout the Auckland region and is required to satisfy the population growth expected within the Auckland region in the next 30 years.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	971.8	RTJ Property Professionals Limited	Do not restrict the number of sites and units to be accessed from driveways to that currently proposed under the plan change and the current operative plan. Use Christchurch District Plan controls [attached].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	971.9	RTJ Property Professionals Limited	See PC79 (Amendments to the transport provisions)	Other Plan Change	0
FS83	Heidi Baker	Oppose	971.10	RTJ Property Professionals Limited	Provide more and better infrastructure such as more frequent public transport to support the increased population, and provide more dedicated bus lanes.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	1066.1	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	1066.2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape assessment, D11.9.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1066.3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed mapping extent of the Waitākere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1066.4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed information requirement at D12.9 "An ecological assessment and landscape assessment prepared by a suitably qualified specialist may be required as part of a subdivision application, commensurate with the scale and likely effects of the proposed development".	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.5	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS83	Heidi Baker	Oppose	1066.6	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1066.7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1066.8	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new rules (D14.4.1(A7A) – (A7D)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1066.9	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain existing standards D14.6.1 (Height) and D14.6.3.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.10	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1066.11	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1066.12	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1066.13	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1066.14	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new Policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.15	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1066.16	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1066.17	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended matters of discretion - D15.8.1(1) and (2) and assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1066.18	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1066.19	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove local and public views as a Qualifying Matter.	Qualifying Matters Other	Local Public Views (D16)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.20	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed provisions (Historic Heritage overlay as a qualifying matter)	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1066.24	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new introductory statement (3) to D18.4 Activity table if Low Density Residential zone is deleted from the Unitary Plan (preferred). Alternatively, delete the proposed introductory statement (3) to D18.4 Activity table if the Low Density Residential zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.25	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions significantly amending Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain provisions if underlying Low Density Residential zone is deleted and a more intensive zoning is applied. Amend standards to be complied with to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.26	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	1066.27	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent). Alternatively, retain provisions if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.28	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.29	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.30	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.31	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	1066.32	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	1066.33	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.34	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.2 'Height in relation to boundary' and amendments to existing standard D18.6.1.2 'Height in relation to boundary'. Rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.35	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.3 'Yards' and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.36	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.37	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.38	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.6 'Maximum impervious area' and amendments to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.39	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.7. 'Fences, walls and other structures' and amendments/additions to existing standard D18.6.1.7 'Fences, walls and other structures', rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.40	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at D18.8.1.1, addition to matter of discretion D18.8.1.1(2), replacement matter of discretion D18.8.1.1(3) and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.41	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1066.42	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new statement inserted under heading E36. Natural hazards and flooding: 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' Delete number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. Delete a amendment to E36.1. Background.	Qualifying Matters Other	Natural Hazards that are less than significant
FS83	Heidi Baker	Oppose	1066.43	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendment to E38.1. Introduction.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.44	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.2. Objectives.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.45	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to Qualifying Matters, particularly the mapped Infrastructure Constraints in amendments to E38.2. Objectives.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.46	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to Table E38.4.2 Activity table - Subdivision in residential zones.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.47	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new addition of E38.8.1A. Standards – residential controlled activities activity applications. Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply. Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.48	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.8.2. Standards – residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.49	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.1. Matters of control.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.50	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.2. Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.51	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.1. Matters of discretion.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.52	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.2. Assessment criteria.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1066.53	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain application of Single House zone to periphery of the region.	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriateness of QMs (Other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.55	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain mapped extent of the Mixed Housing Suburban zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1066.56	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the provisions of the Mixed Housing Suburban zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS83	Heidi Baker	Oppose	1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1066.59	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H5.2.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.60	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H5.3.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1066.61	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new clarifying statement and rules introduced H5.4.1 Activity Table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1066.62	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions H5.5(1).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1066.63	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed new standard H5.6.3A 'Number of dwellings per site'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.64	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.65	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.66	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H5.6.5 HiRB amended to accord with MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.67	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.8 Yards to accord with MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.68	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete table H5.6.8.2 (riparian / lakeside / coastal protection yard).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.69	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.10 Building coverage to incorporate MDRS requirement.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.70	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H5.6.10(2) Building coverage requirement from the zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.71	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.11 Landscaped area to incorporate MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.72	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H5.6.11 Landscaped area not required by MDRS .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.73	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.12 Outlook space to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.74	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Support amendment to existing H5.6.12 Outlook space standard reducing outlook space requirement to 5m for four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.75	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to existing H5.6.12 Outlook space standard for four or more dwellings or otherwise amend to address reasons identified in submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.76	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.14 Outdoor living space to give effect to MDRS requirements for up to three dwellings	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.77	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to Standard H5.6.14 Outdoor living space.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.78	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.79	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.19 'Deep soil area and canopy tree'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.80	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.20 'Safety and privacy buffer from private pedestrian and vehicle accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.81	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.21 'Residential waste management'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1066.82	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H5.7.1(1) and assessment criteria H5.7.2(1).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.83	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.84	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain deletion of 'intensity' from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria; and delete other amendments from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.85	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete 'intensity' from H5.8.1(3)(a)(i) matters of matters of discretion and H5.8.2(1)(b)(i) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.86	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.87	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H5.8.1 (1)-(2) matters of discretion and H5.8.2 (1)-(2) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.88	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.1(3) matters of discretion and H5.8.2(3) assessment criteria provisions for IRDs.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.89	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.90	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(4) building height assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.91	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H5.8.2(6) HiRB assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.92	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(9) yards assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.93	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(10) maximum impervious areas assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.94	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(11) building coverage assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.95	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(12) landscaped area assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.96	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(13) outlook space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.97	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(14) daylight assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.98	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15) outdoor living space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.99	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15A) assessment criteria provisions for windows to street and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	1066.100	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(16) assessment criteria provisions for front, side and rear walls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.101	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(17) assessment criteria provisions for minimum dwelling size.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.102	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(18) assessment criteria provisions for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.103	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(19) assessment criteria provisions for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.104	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(20) residential waste assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	1066.105	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(21) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.106	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(22) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.107	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed special information requirements at H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal

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FS83	Heidi Baker	Oppose	1066.110	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Approve proposed amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1066.111	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H6.2.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1066.112	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H6.3.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1066.113	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in Activity Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1066.114	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions (H6.5(5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.115	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.116	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.117	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the MDRS H6.6.5 Height standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.118	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable at least six-storey development across in H6.6.5 Height Standards the zone.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1066.119	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H6.6.6-H6.6.8 Height in relation to boundary provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	1066.120	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H6.6.11(2) Building coverage requirement from the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.121	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in standard H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.122	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H6.6.13 Outlook Space	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.123	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H6.6.13 Outlook space which support reduction of outlook space to 5m. Opposed requirement for outlook from 4+ dwellings to align with outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.124	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendment to existing H6.6.15 Outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	1066.125	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to existing H6.6.19 Windows to Street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.126	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to standard H6.6.20 Deep soil area and canopy trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.127	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H6.6.21 'Safety and privacy buffer to private pedestrian and vehicle accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.128	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H6.6.22 'Residential waste management'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1066.129	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H6.7.1(1) and assessment criteria H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	1066.130	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(6).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.131	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.132	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7) relating to mapped stormwater disposal constraints.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS83	Heidi Baker	Oppose	1066.133	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.134	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

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FS83	Heidi Baker	Oppose	1066.135	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(22) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.136	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Stormwater Disposal Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS83	Heidi Baker	Oppose	1066.137	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.138	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the proposed deletion of 'intensity' from matters of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.139	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H6.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	1066.140	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.1 (1)-(2) matters of discretion and H6.8.2 assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.141	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.2(3),(5)-(6), (11)-(13),(15A),(17)-(22) assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.142	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H6.9. Special information requirements provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1066.143	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.1 zone provisions that directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.144	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.1 zone provisions relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions

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FS83	Heidi Baker	Oppose	1066.145	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.2 objectives relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.146	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character and all other proposed changes to H8.2 objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.147	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.3 policies relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.148	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend references to 'human scale' to better define / describe the outcomes sought, along with amending prescriptive nature of policies relating to built form and massing standards, and retain all other proposed changes to H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.149	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.4.1 Activity table provisions relating to qualifying matters and retain all other proposed changes qualifying matters and retain all other.	Business Zones provisions	City Centre Zone - all other provisions

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FS83	Heidi Baker	Oppose	1066.150	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.2. General building height provisions.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1066.151	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.5. Harbour edge height control plane provisions.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1066.152	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1066.153	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative provision H8.6.8(1)(b).	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1066.154	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.9. Rooftops provisions as proposed.	Business Zones provisions	City Centre Zone - height provisions

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FS83	Heidi Baker	Oppose	1066.155	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.10-H8.6.21 provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1066.156	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.23. Streetscape improvement and landscaping provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1066.157	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1066.158	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed Standard H8.6.24A Maximum east-west tower dimension provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1066.159	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25 Building frontage alignment and height.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

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FS83	Heidi Baker	Oppose	1066.160	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25A Building setback from boundaries: provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1066.161	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard H8.6.34. Through-site links provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.162	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(6) Matters of discretion provisions or otherwise amend as requested by: deleting any reference to 'existing' built form and character; deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.163	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(8B) Maximum east-west tower dimension matters of discretion provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1066.164	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(9) matters of discretion provisions.	Business Zones provisions	City Centre Zone - height provisions

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FS83	Heidi Baker	Oppose	1066.165	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed at H8.8.1(16) matters of discretion provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.166	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend proposed H8.8.2(1) and H8.8.2(6) assessment provisions by: deleting any reference to 'existing' built form and character; and deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1066.167	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(8B) Maximum east-west tower dimension assessment criteria provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1066.168	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(9) assessment criteria provisions.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1066.169	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.1. Zone description.	Business Zones provisions	Mixed Use Zone

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FS83	Heidi Baker	Oppose	1066.170	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.1. Zone description	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1066.171	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.2. objectives.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1066.172	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.2. objectives.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1066.173	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.3. objectives.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.174	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.3. policies.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1066.175	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in purpose of Standard H13.6.1. Building height.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1066.176	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1066.177	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1066.178	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed service area definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1066.179	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed urban heat island definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1066.180	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Apply the Height Variation Control to 39 Launch Road, Hobsonville to enable height of 35m across the northern end of the property. [Refer to pages 8 and 9 of the submission for detail].	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS83	Heidi Baker	Oppose	1073.1	Fulton Hogan Land Development Limited	Retain Residential MHU and THAB zoning within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1073.2	Fulton Hogan Land Development Limited	Retain the Wainui precinct provisions as notified - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS83	Heidi Baker	Oppose	1073.3	Fulton Hogan Land Development Limited	Delete the Infrastructure – Water and/or Wastewater Constraints Control as it applies within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS83	Heidi Baker	Oppose	1073.4	Fulton Hogan Land Development Limited	Amend H5.1 Zone description to clarify that the Residential MHU zone has a role in the reduction in carbon emissions through promoting a compact urban form [refer to Appendix 1, page 5 of submission for details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.5	Fulton Hogan Land Development Limited	Retain Objective H5.2(A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.6	Fulton Hogan Land Development Limited	Retain Objective H5.2(B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.7	Fulton Hogan Land Development Limited	Amend H5.2(1) to 'Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.8	Fulton Hogan Land Development Limited	Approve deletion of Objective H5.2(2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.9	Fulton Hogan Land Development Limited	Retain operative objective H5.2(3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.10	Fulton Hogan Land Development Limited	Retain Objective H5.2(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.11	Fulton Hogan Land Development Limited	Delete Objective H5.2(5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.12	Fulton Hogan Land Development Limited	Amend Objective H5.2(6) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.13	Fulton Hogan Land Development Limited	Amend Objective H5.2(7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects. Development is supported by adequate infrastructure and services.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.14	Fulton Hogan Land Development Limited	Amend H5.2(8) to 'Enable a safe street environment, including passive surveillance for pedestrians within and adjacent to developments.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.15	Fulton Hogan Land Development Limited	Delete Objective H5.2(9) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.16	Fulton Hogan Land Development Limited	Delete Objective H5.2(10) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.17	Fulton Hogan Land Development Limited	Retain policy H5.3. (A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.18	Fulton Hogan Land Development Limited	Retain policy H5.3. (B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.19	Fulton Hogan Land Development Limited	Retain policy H5.3. (C1) as notified.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.20	Fulton Hogan Land Development Limited	Retain policy H5.3. (D1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.21	Fulton Hogan Land Development Limited	Retain policy H5.3. (E1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.22	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (1) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.23	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.24	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.25	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (4) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.26	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.27	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (6) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.28	Fulton Hogan Land Development Limited	Delete and replace H5.3. (6A) with additional policies under the heading Planned Built Character and Street Environment [refer to Appendix 1, page 6 and 7 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.29	Fulton Hogan Land Development Limited	Retain operative policy H5.3. (7); proposed deletion opposed - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.30	Fulton Hogan Land Development Limited	Retain policy H5.3. (8) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.31	Fulton Hogan Land Development Limited	Retain policy H5.3. (9) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.32	Fulton Hogan Land Development Limited	Retain policy H5.3. (10) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.33	Fulton Hogan Land Development Limited	Delete policy H5.3. (11) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.34	Fulton Hogan Land Development Limited	Amend policy H5.3. (12) to 'Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.35	Fulton Hogan Land Development Limited	Amend policy H5.3. (13) to 'Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.36	Fulton Hogan Land Development Limited	Delete policy H5.3. (14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.37	Fulton Hogan Land Development Limited	Delete policy H5.3. (15) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.38	Fulton Hogan Land Development Limited	Delete policy H5.3. (16) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1073.39	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.40	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.41	Fulton Hogan Land Development Limited	Amend H5.4.1. (A3) to comply with standards as outlined in submission [refer to Appendix 1, page 8 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.42	Fulton Hogan Land Development Limited	Amend H5.4.1. (A4) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.43	Fulton Hogan Land Development Limited	Amend H5.4.1. (A8) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.44	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.45	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.46	Fulton Hogan Land Development Limited	Amend H5.4.1. (A30A) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.47	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.48	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.49	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.50	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.51	Fulton Hogan Land Development Limited	Delete H5.4.1. (A32B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.52	Fulton Hogan Land Development Limited	Retain H5.4.1. (A33) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.53	Fulton Hogan Land Development Limited	Amend H5.5 (5) to comply with standards as outlined in submission [refer to Appendix 1, page 11 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.54	Fulton Hogan Land Development Limited	Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.55	Fulton Hogan Land Development Limited	[Delete H5.6.3C (Dwellings within the Infrastructure –Stormwater Disposal Constraints Control)] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1073.56	Fulton Hogan Land Development Limited	Retain H5.6.4. (Building height) as notified.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.57	Fulton Hogan Land Development Limited	Retain H5.6.5. (1), H5.6.5. (2A), H5.6.5. (3), H5.6.5. (4), H5.6.5. (5), H5.6.5. (6), H5.6.5. (7) (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.58	Fulton Hogan Land Development Limited	Reject deletion of H5 6.5 (2)(b) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.59	Fulton Hogan Land Development Limited	Approve deletion of H5.6.6. (Alternative height in relation to boundary) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	1073.60	Fulton Hogan Land Development Limited	Approve deletion of H5.6.7. (Height in relation to boundary adjoining lower intensity zones) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.61	Fulton Hogan Land Development Limited	Retain H5.6.8. (Yards) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.62	Fulton Hogan Land Development Limited	Retain H5.6.9. (Maximum impervious area) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.63	Fulton Hogan Land Development Limited	Amend H5.6.10 (Building coverage) by deleting additional provisions for sites subject to the Significant Ecological Area Overlay - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.64	Fulton Hogan Land Development Limited	Amend H5.6.11 (Landscaped area) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.65	Fulton Hogan Land Development Limited	Amend H5.6.12. (Outlook space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.66	Fulton Hogan Land Development Limited	Delete H5.6.13. (Daylight) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.67	Fulton Hogan Land Development Limited	Amend H5.6.14. (Outdoor living space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.68	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H5.6.14. (Outdoor living space) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.69	Fulton Hogan Land Development Limited	Amend H5.6.15 (Front, side and rear fences and walls) to increase height to 2.5m within the side and rear yards - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.70	Fulton Hogan Land Development Limited	Amend H5.6.16 (Minimum dwelling size) to 40m² for one bedroom dwellings - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.71	Fulton Hogan Land Development Limited	Amend H5.6.17 (2) to 'Rainwater tanks located within a required outlook area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.72	Fulton Hogan Land Development Limited	Amend H5.6.17 (3) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m2 of the required 20m2 area.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.73	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission [refer to page 13 of submission for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.74	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission. If standard is retained amend as described [refer to page 13 for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.75	Fulton Hogan Land Development Limited	Delete H5.6.19 (Deep soil area and canopy tree) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.76	Fulton Hogan Land Development Limited	Delete H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.77	Fulton Hogan Land Development Limited	Delete H5.6.21 (Residential waste management) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1073.78	Fulton Hogan Land Development Limited	Amend H5.8.1.(2) as set out in the submission [refer to page 14 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.79	Fulton Hogan Land Development Limited	Amend H5.8.1.(3) as set out in the submission [refer to page 15 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.80	Fulton Hogan Land Development Limited	Retain H5.8.1.(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.81	Fulton Hogan Land Development Limited	Approve deletion of H5.8.1.(5) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	1073.82	Fulton Hogan Land Development Limited	Delete H5.8.1.(6) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.83	Fulton Hogan Land Development Limited	Delete H5.8.1.(7) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.84	Fulton Hogan Land Development Limited	Delete H5.8.2.(2) to align with operative AUP approach as discussed in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.85	Fulton Hogan Land Development Limited	Delete H5.8.2.(2)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.86	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications achieve the matters outlined in the submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.87	Fulton Hogan Land Development Limited	Delete H5.8.2.(3)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.88	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications that infringe maximum height achieve policies as outlined in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.89	Fulton Hogan Land Development Limited	Retain H5.8.2.(5) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.90	Fulton Hogan Land Development Limited	Delete H5.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(6C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.91	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(7) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.92	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(8) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	1073.93	Fulton Hogan Land Development Limited	Retain H5.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.94	Fulton Hogan Land Development Limited	Retain H5.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.95	Fulton Hogan Land Development Limited	Amend H5.8.2.(11) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.96	Fulton Hogan Land Development Limited	Retain H5.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.97	Fulton Hogan Land Development Limited	Retain H5.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.98	Fulton Hogan Land Development Limited	Delete H5.8.2.(14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.99	Fulton Hogan Land Development Limited	Amend H5.8.2.(15) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.100	Fulton Hogan Land Development Limited	Amend H5.8.2.(15A) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.101	Fulton Hogan Land Development Limited	Retain H5.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.102	Fulton Hogan Land Development Limited	Amend H5.8.2.(17) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.103	Fulton Hogan Land Development Limited	Delete H5.8.2.(18) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.104	Fulton Hogan Land Development Limited	Delete H5.8.2.(19) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.105	Fulton Hogan Land Development Limited	Delete H5.8.2.(20) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.106	Fulton Hogan Land Development Limited	Delete H5.8.2.(21) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.107	Fulton Hogan Land Development Limited	Delete H5.8.2.(22) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.108	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.109	Fulton Hogan Land Development Limited	Delete H5.9(2) Deep Soil Area and Canopy Tree. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.110	Fulton Hogan Land Development Limited	Delete H5.9 Residential waste management requirements - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1073.111	Fulton Hogan Land Development Limited	Amend H6.1 Zone description as outlined in submission [refer to page 20 of submission for details] - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.112	Fulton Hogan Land Development Limited	Delete 'Urban heat island'. See page 40 of submission	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.113	Fulton Hogan Land Development Limited	Retain objective H6.2 (B1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS83	Heidi Baker	Oppose	1073.114	Fulton Hogan Land Development Limited	Retain objective H6.2 (1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.115	Fulton Hogan Land Development Limited	Delete objective H6.2 (1A) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.116	Fulton Hogan Land Development Limited	Amend objective H6.2 (2) to 'Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. contributes to the creation of neighbourhoods with a high density residential built character, in a variety of forms comprising residential buildings generally up to five storeys.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.117	Fulton Hogan Land Development Limited	Retain operative H6.2 (3) objective - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.118	Fulton Hogan Land Development Limited	Retain objective H6.2 (4) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.119	Fulton Hogan Land Development Limited	Amend objective H6.2 (5) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change and supports a reduction in carbon emissions..' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.120	Fulton Hogan Land Development Limited	Delete objective H6.2 (6) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.121	Fulton Hogan Land Development Limited	Amend objective H6.2 (7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects supported by adequate infrastructure and services.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.122	Fulton Hogan Land Development Limited	Amend objective H6.2 (8) to 'Enable safer pedestrian movement within the immediate locality of higher density - THAB zone. developments to ensure ease of pedestrian movement to the rapid transport stops as safe street environment, including passive surveillance, for pedestrians within and adjacent to developments.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.123	Fulton Hogan Land Development Limited	Delete objective H6.2 (9) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.124	Fulton Hogan Land Development Limited	Retain policy H6.3 (A1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.125	Fulton Hogan Land Development Limited	Retain policy H6.3 (B1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.126	Fulton Hogan Land Development Limited	Retain policy H6.3 (C1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.127	Fulton Hogan Land Development Limited	Retain policy H6.3 (D1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.128	Fulton Hogan Land Development Limited	Retain policy H6.3 (E1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.129	Fulton Hogan Land Development Limited	Delete policy H6.3 (1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.130	Fulton Hogan Land Development Limited	Delete policy H6.3 (2) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.131	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (3). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.132	Fulton Hogan Land Development Limited	Delete H6.3 (A4) and replace with policies as outlined in the submission [refer to page 22 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.133	Fulton Hogan Land Development Limited	Delete policy H6.3 (4). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.134	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.135	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (6) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.136	Fulton Hogan Land Development Limited	Retain H6.3 (7) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.137	Fulton Hogan Land Development Limited	Retain operative H6.3 (8) policy. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.138	Fulton Hogan Land Development Limited	Retain policy H6.3 (9) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.139	Fulton Hogan Land Development Limited	Retain H6.3 (10) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.140	Fulton Hogan Land Development Limited	Delete policy H6.3 (11). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.141	Fulton Hogan Land Development Limited	Amend policy H6.3 (12) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 23 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.142	Fulton Hogan Land Development Limited	Amend policy H6.3 (13) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 24 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.143	Fulton Hogan Land Development Limited	Delete policy H6.3 (14) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.144	Fulton Hogan Land Development Limited	Delete policy H6.3 (15). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1073.145	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.146	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.147	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A3) as outlined in submission [refer to page 24 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.148	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A4) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.149	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.150	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3C). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.151	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.152	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.153	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.154	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.155	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.156	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.157	Fulton Hogan Land Development Limited	Delete H6.4.1 (A33b). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS83	Heidi Baker	Oppose	1073.158	Fulton Hogan Land Development Limited	Retain H6.4.1 (A35) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.159	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.5 (5) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1073.160	Fulton Hogan Land Development Limited	Delete H6.6.4B. (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.161	Fulton Hogan Land Development Limited	Delete H6.6.4C. (Dwellings within the Infrastructure - Stormwater Disposal Constraints Control).- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.162	Fulton Hogan Land Development Limited	Amend H6.6.5 (Building Height) to provide for 8 storey development as a minimum throughout the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.163	Fulton Hogan Land Development Limited	Delete the different height limits that apply inside and outside walkable catchments.- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.164	Fulton Hogan Land Development Limited	Amend H6.6.6(1), H6.6.6(2a), H6.6.6(3), H6.6.6(4), H6.6.6(5), H6.6.6(6), H6.6.6(7) (Height in relation to boundary) to apply the walkable catchment standard to the entire THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.165	Fulton Hogan Land Development Limited	Reject deletion of H5 6.6 (2b) (Height in relation to boundary (on open space zone boundaries) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.166	Fulton Hogan Land Development Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.167	Fulton Hogan Land Development Limited	Retain H6.6.9. (Yards) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.168	Fulton Hogan Land Development Limited	Retain H6.6.10. (Maximum impervious area) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.169	Fulton Hogan Land Development Limited	Amend H6.6.11. (Building coverage) to align with MDRS. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.170	Fulton Hogan Land Development Limited	Delete additional provisions for sites subject to the Significant Ecological Area Overlay under H6.6.11. (Building coverage. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.171	Fulton Hogan Land Development Limited	Apply H6.6.12. (Landscaped area) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.172	Fulton Hogan Land Development Limited	Apply H6.6.12. (Outlook space) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.173	Fulton Hogan Land Development Limited	Delete H6.6.13. (Daylight). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.174	Fulton Hogan Land Development Limited	Apply H6.6.15. (Outdoor living space) MDRS correctly to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.175	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H6.6.15. (Outdoor living space). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.176	Fulton Hogan Land Development Limited	Amend H6.6.16(1)(b) (Front, side and rear fences and walls) to increase height of side and rear yards to 2.5m. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.177	Fulton Hogan Land Development Limited	Amend H6.6.17(1)(b) (Minimum dwelling size) to refer to 40m².- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.178	Fulton Hogan Land Development Limited	Amend H6.6.18(2) [3] (Rainwater tanks) to 'Rainwater tanks located within a required outlook space area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.179	Fulton Hogan Land Development Limited	Amend H6.6.18(3) [4] (Rainwater tanks) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m² of the required 20m² area.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.180	Fulton Hogan Land Development Limited	Delete H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.181	Fulton Hogan Land Development Limited	Amend H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as outlined in submission if standard is retained [refer to page 30 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.182	Fulton Hogan Land Development Limited	Delete H6.6.20. (Deep soil area and canopy tree). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.183	Fulton Hogan Land Development Limited	Delete H6.6.21. (Safety and privacy buffer to private pedestrian and vehicle accessways). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.184	Fulton Hogan Land Development Limited	Delete H6.6.22. (Residential waste management). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1073.185	Fulton Hogan Land Development Limited	Amend H6.8.1.(2) as outlined in submission [refer to page 31 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.186	Fulton Hogan Land Development Limited	Amend H6.8.1.(3) as outlined in submission [refer to page 32 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.187	Fulton Hogan Land Development Limited	Amend H6.8.1.(4) as outlined in submission [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.188	Fulton Hogan Land Development Limited	Approve deletion of H6.8.1.(5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.189	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(6) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.190	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(7) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.191	Fulton Hogan Land Development Limited	Delete H6.8.2.(2) and replace to align with operative AUP approach [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.192	Fulton Hogan Land Development Limited	Delete H6.8.2.(3) and replace to align with operative AUP approach [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.193	Fulton Hogan Land Development Limited	Delete H6.8.2.(5) and assess the extent that applications that infringe maximum height achieve policies as outlined in the submission [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.194	Fulton Hogan Land Development Limited	Delete H6.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(CA) [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.195	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(7). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.196	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(8). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.197	Fulton Hogan Land Development Limited	Retain H6.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.198	Fulton Hogan Land Development Limited	Retain H6.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.199	Fulton Hogan Land Development Limited	Amend H6.8.2.(11) as outlined in submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.200	Fulton Hogan Land Development Limited	Retain H6.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.201	Fulton Hogan Land Development Limited	Retain H6.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.202	Fulton Hogan Land Development Limited	Delete H6.8.2.(14). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.203	Fulton Hogan Land Development Limited	Amend H6.8.2.(15) as outlined in the submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.204	Fulton Hogan Land Development Limited	Amend H6.8.2.(15A) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.205	Fulton Hogan Land Development Limited	Retain H6.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.206	Fulton Hogan Land Development Limited	Amend H6.8.2.(17) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.207	Fulton Hogan Land Development Limited	Delete H6.8.2.(18). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.208	Fulton Hogan Land Development Limited	Delete H6.8.2.(19). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.209	Fulton Hogan Land Development Limited	Delete H6.8.2.(20). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.210	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.211	Fulton Hogan Land Development Limited	Delete H6.8.2.(22) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.212	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.213	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.214	Fulton Hogan Land Development Limited	Delete H5.6.9(2) Deep soil area and canopy tree and 'special information requirements' of H5.6.11. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.215	Fulton Hogan Land Development Limited	Delete H5.6.9(3) Residential waste management and 'special information requirements' of H5.6.11 - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1073.216	Fulton Hogan Land Development Limited	Delete objective E38.2 (10)(d) and E38.2 (10)(e).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.217	Fulton Hogan Land Development Limited	Retain objective E38.2 (11) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.218	Fulton Hogan Land Development Limited	Retain policy E38.3 (13) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.219	Fulton Hogan Land Development Limited	Delete policy E38.3 (31) - servicing.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.220	Fulton Hogan Land Development Limited	Delete policy E38.3 (32) - transport infrastructure.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.221	Fulton Hogan Land Development Limited	Retain policies E38.3 (33), E38.3 (34) and E38.3 (35) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.222	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13A) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.223	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13B) as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.224	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13D) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.225	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13E) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.226	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13F) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.227	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13G) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.228	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29A).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.229	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29B).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.230	Fulton Hogan Land Development Limited	Retain E38.5(2A) as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.231	Fulton Hogan Land Development Limited	Amend standards to be complied with under E38.5(2B) as outlined in submission [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.232	Fulton Hogan Land Development Limited	Add the notes under E38.8.1.2 to the versions in the Unitary Plan [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.233	Fulton Hogan Land Development Limited	Retain E38.8.1A as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.234	Fulton Hogan Land Development Limited	Retain E38.8.1A.2 as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.235	Fulton Hogan Land Development Limited	Delete E38.8.2.4. as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.236	Fulton Hogan Land Development Limited	Delete E38.8.2.7.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.237	Fulton Hogan Land Development Limited	Delete E38.8.2.8.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.238	Fulton Hogan Land Development Limited	Retain E38.11.1 as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.239	Fulton Hogan Land Development Limited	Retain E38.11.2 as notified.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.240	Fulton Hogan Land Development Limited	Delete E38.12.1 (10).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.241	Fulton Hogan Land Development Limited	Delete E38.12.1 (11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.242	Fulton Hogan Land Development Limited	Delete E38.12.2 (10).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.243	Fulton Hogan Land Development Limited	Delete E38.12.2 (11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1073.244	Fulton Hogan Land Development Limited	Retain MDRS as notified.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.245	Fulton Hogan Land Development Limited	Retain Accessible car park as notified.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1073.246	Fulton Hogan Land Development Limited	Delete 'Canopy tree'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.247	Fulton Hogan Land Development Limited	Delete 'Coastal erosion hazard area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.248	Fulton Hogan Land Development Limited	Delete 'Deep soil area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.249	Fulton Hogan Land Development Limited	Retain 'Dwelling' as notified.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.250	Fulton Hogan Land Development Limited	Retain 'Floodplain' as notified.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.251	Fulton Hogan Land Development Limited	Retain operative definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.252	Fulton Hogan Land Development Limited	Retain 'Relevant residential zone' as notified.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.253	Fulton Hogan Land Development Limited	Delete 'Servicing area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1073.254	Fulton Hogan Land Development Limited	Delete 'Urban heat island'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1079.1	The Coalition for More Homes	Approve intensification plan change [inferred] in isthmus suburbs [refer to page 5 of submission for definition of 'Isthmus suburbs'].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1079.2	The Coalition for More Homes	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1079.3	The Coalition for More Homes	Remove Special Character Overlay Business, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS83	Heidi Baker	Oppose	1079.4	The Coalition for More Homes	Amend criteria for determining Residential Special Character Areas to reflect elements of street and not individual houses if SCAR overlay retained. Underlying zoning should be the zoning that would apply if SCAR did not apply.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS83	Heidi Baker	Oppose	1079.5	The Coalition for More Homes	Increase maximum building height within WCs to at least 23m / 6 storeys.	Height	Residential Height - Technical Elements (storeys to height)
FS83	Heidi Baker	Oppose	1079.6	The Coalition for More Homes	Increase maximum building height within WC surrounding Newmarket metropolitan centre to at least 35m / 10 storeys	Height	RTN WC Intensification response
FS83	Heidi Baker	Oppose	1079.7	The Coalition for More Homes	Increase maximum building height within WC surrounding all train stations in the isthmus to at least 35m / 10 storeys (excluding Te Papapa and Onehunga)	Height	RTN WC Intensification response
FS83	Heidi Baker	Oppose	1079.8	The Coalition for More Homes	Amend height limit to at least 8 storeys / 29m for all other walkable catchments in the isthmus [i.e. Avondale to Otahuhu].	Height	RTN WC Intensification response
FS83	Heidi Baker	Oppose	1079.9	The Coalition for More Homes	Approve at least 6-storey buildings in all other walkable catchments outside of Isthmus [i.e. outside of area bound by Avondale to Otahuhu].	Height	RTN WC Intensification response
FS83	Heidi Baker	Oppose	1079.10	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	1079.11	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Height	RTN WC Intensification response
FS83	Heidi Baker	Oppose	1079.12	The Coalition for More Homes	Amend height for THAB sites in the isthmus [Avondale to Otahuhu] which are outside walkable catchments, to at least 6 storeys / 23m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.13	The Coalition for More Homes	Retain Integrated Residential Development as an activity in lower density zones.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1079.14	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.15	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.16	The Coalition for More Homes	Approve standards that enable a mix of activities.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1079.17	The Coalition for More Homes	Approve standards that enable a mix of activities.	Business Zones provisions	Business Zones (General or other)
FS83	Heidi Baker	Oppose	1079.18	The Coalition for More Homes	Approve the introduction of Statutory Design Guidance for apartments and medium density in Auckland.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1079.19	The Coalition for More Homes	Include 'Frequent Bus' services in the definition of 'Rapid Transit Service' where they have bus lanes or transit lanes along most of their route.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	1079.20	The Coalition for More Homes	Rezone land within walkable catchment of bus corridors with frequent services and extensive bus priority to enable at least 6 storeys.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1079.21	The Coalition for More Homes	Include arterial corridors within the isthmus [Avondale to Otahuhu] with planned or existing bus priority in the definition of 'Rapid Transit Service' and apply walkable catchment to these corridors.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.22	The Coalition for More Homes	Include the bus corridor from Great North Road (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.23	The Coalition for More Homes	Include the bus corridor from Sandringham Road (from Mt Albert Road to New North Road served by the 24 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.24	The Coalition for More Homes	Include the bus corridor from Dominion Road (from Denbigh Avenue to View Road, served by the 25 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.25	The Coalition for More Homes	Include the bus corridor from Mt Eden Road (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.26	The Coalition for More Homes	Include the bus corridor from Manukau Road (from Onehunga to Broadway, served by the 30 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.27	The Coalition for More Homes	Include the bus corridor from Great South Road (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.28	The Coalition for More Homes	Include the bus corridor from Remuera Road (from Broadway to McFarland St, served by the 75 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.29	The Coalition for More Homes	Include Te Papapa and Onehunga Train Stations as rapid transit stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1079.30	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1079.31	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops
FS83	Heidi Baker	Oppose	1079.32	The Coalition for More Homes	Rezone land around Constellation Station (within 800m of station) to enable residential uses as a permitted activity.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1079.33	The Coalition for More Homes	Rezone land to (Business) Mixed Use Zone for land within walkable catchments of rapid transit stations (e.g. Sunnyvale, Fruitvale Road, Meadowbank stations).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1079.34	The Coalition for More Homes	Add low intensity commercial activities such as dairies and cafes up to 100m2 GFA as a permitted activity in the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1079.35	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	1079.36	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS83	Heidi Baker	Oppose	1079.37	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	1079.38	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	1079.39	The Coalition for More Homes	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1079.40	The Coalition for More Homes	Increase height limits in highly accessible Town Centres, like those with a station on the rapid transit network, such as Avondale, Onehunga, Greenlane and Mt Albert.	Height	RTN WC Intensification response
FS83	Heidi Baker	Oppose	1079.41	The Coalition for More Homes	Amend height in relation to boundary provisions to at least 19m + 60 degrees in areas where submission recommends at least 6 storeys and at least 16m + 60 degrees where submission recommends at least 5 storeys, so as to enable perimeter block housing. Refer to submission for details.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1079.42	The Coalition for More Homes	Approve standards that will enable perimeter block housing in walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.43	The Coalition for More Homes	Delete Standard H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.44	The Coalition for More Homes	Delete Standard H6.6.21 Safety and privacy buffer from private pedestrian vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.45	The Coalition for More Homes	Delete Standard H6.6.22 Residential waste management for up to three dwellings per site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.46	The Coalition for More Homes	Amend standard H6.6.20 to not require the total 10% in one contiguous area on a site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.47	The Coalition for More Homes	Amend Standard H6.6.20 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.48	The Coalition for More Homes	Approve the height in relation to boundary recession plane of 19m + 60 degrees within 21.5m of the site frontage, within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.49	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.50	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.51	The Coalition for More Homes	Apply 19m + 60 degree height in relation to boundary recession plane to all sites zoned THAB in isthmus [Avondale to Otahuhu].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.52	The Coalition for More Homes	Apply 16m + 60 degree height in relation to boundary plane for sites with a height limit of at least 5 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1079.53	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.54	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (Residential MHU zone).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.55	The Coalition for More Homes	Delete THAB side yard setback within 21.5m of site frontage within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.56	The Coalition for More Homes	Approve Standard H6.6.15(4) - communal outdoor living areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.57	The Coalition for More Homes	Approve Standard H6.6.19 (glazing) but not for private vehicle or pedestrian access.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.58	The Coalition for More Homes	Include a clear definition of how compliance with Standard H6.6.19 (glazing) is achieved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.59	The Coalition for More Homes	Amend Standard H6.6.21 to reduce width requirement to 600mm (safety and privacy buffer).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.60	The Coalition for More Homes	Approve Standard H6.6.22 Residential waste management ['for more than three dwellings' inferred - refer sub-point 1079.45].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1079.61	The Coalition for More Homes	Delete Standard H5.6.19 Deep soil area and canopy tree for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.62	The Coalition for More Homes	Delete Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.63	The Coalition for More Homes	Delete Standard H5.6.21 Residential waste management for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.64	The Coalition for More Homes	Amend standard H5.6.19 to not require the total 10% in one contiguous area on a site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.65	The Coalition for More Homes	Amend Standard H5.6.19 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	1079.66	The Coalition for More Homes	Amend Standard H5.6.20 to reduce width requirement to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.67	The Coalition for More Homes	Approve Standard H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.68	The Coalition for More Homes	Amend height in relation to boundary for four or more dwellings per site within 21.5m of the site frontage to 6m + 60 degrees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1079.69	The Coalition for More Homes	Reject Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS83	Heidi Baker	Oppose	1079.70	The Coalition for More Homes	Reject Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS83	Heidi Baker	Oppose	1079.71	The Coalition for More Homes	Reject Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	1079.72	The Coalition for More Homes	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1079.73	The Coalition for More Homes	Approve qualifying matter - D9 Significant Ecological Area.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	1079.74	The Coalition for More Homes	Approve qualifying matter - D10 Outstanding Natural Features and Outstanding Natural Landscapes.	Qualifying Matters A-I	ONL and ONF (D10)
FS83	Heidi Baker	Oppose	1079.75	The Coalition for More Homes	Approve qualifying matter - D11 Outstanding Natural Character and High Natural Character.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1079.76	The Coalition for More Homes	Approve qualifying matter - D12 Waitakere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1079.77	The Coalition for More Homes	Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1079.78	The Coalition for More Homes	Approve qualifying matter - D17 Historic heritage.	Qualifying Matters A-I	Historic Heritage (D17)

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FS83	Heidi Baker	Oppose	1079.79	The Coalition for More Homes	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS83	Heidi Baker	Oppose	1079.80	The Coalition for More Homes	Approve qualifying matter - D8 Wetland Management Area.	Qualifying Matters A-I	Wetland Management (D8)
FS83	Heidi Baker	Oppose	1079.81	The Coalition for More Homes	Approve qualifying matter - City Centre character buildings and built form controls.	Qualifying Matters Other	Character buildings: City Centre
FS83	Heidi Baker	Oppose	1079.82	The Coalition for More Homes	Approve qualifying matter - Auckland War Memorial Museum Viewshaft overlay.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS83	Heidi Baker	Oppose	1079.83	The Coalition for More Homes	Approve qualifying matter - Beachlands transport infrastructure control.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS83	Heidi Baker	Oppose	1079.84	The Coalition for More Homes	Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters Other	Notable Trees (D13)
FS83	Heidi Baker	Oppose	1079.85	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS83	Heidi Baker	Oppose	1079.86	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island

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FS83	Heidi Baker	Oppose	1079.87	The Coalition for More Homes	Reject inclusion of the additional rules of the plan change for dwellings within existing overlay areas.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1079.88	The Coalition for More Homes	Delete Standard H8.6.24A Maximum east-west tower dimension - City Centre Zone.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1079.89	The Coalition for More Homes	Clarify the definition of glazing - City Centre Zone.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1079.90	The Coalition for More Homes	Clarify whether glazing with external louvres is included in 20% requirement - - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1079.91	The Coalition for More Homes	Approve removal of Floor Area Ratio Standards (H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18. H8.6.19, H8.6.20) - City Centre Zone.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1079.92	The Coalition for More Homes	Approve the Queen Street Valley control regarding frontage of older buildings on Queen Street - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1079.93	The Coalition for More Homes	Approve the sunlight access to public open space controls - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1079.94	The Coalition for More Homes	[Inferred] Reject the general height control of 72.5m across the city centre - H8.6.2, City Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1079.95	The Coalition for More Homes	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1980.1	University of Auckland	Delete or amend objectives H8.2(4)(d) and H8.2(13) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1980.2	University of Auckland	Delete or amend Polices H8.3(12A), H8.3(14) and H8.3(30A) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions

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FS83	Heidi Baker	Oppose	1980.3	University of Auckland	Delete standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.18, H8.6.19, H8.6.20, and H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1980.4	University of Auckland	Delete standards H8.6.22, H8.6.24, H8.6.24A, H8.6.25, H8.6.25A, H8.6.32, and H8.6.34 or amended to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1980.5	University of Auckland	Delete special information requirement H8.10.1.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1980.6	University of Auckland	Delete Figures 10, 11, 12, 13, 14, 15 and 16 in Appendix 11 Business – City Centre Zone sunlight admission into public places, or amended to address the concerns set out in the submission	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1980.7	University of Auckland	Delete standards I207.6.3 and I207.6.4 and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS83	Heidi Baker	Oppose	1980.8	University of Auckland	Delete rules I207.4(A23) and I207.4(A24) and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS83	Heidi Baker	Oppose	1980.9	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS83	Heidi Baker	Oppose	1980.10	University of Auckland	Apply building heights of at least 30m to 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1980.11	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS83	Heidi Baker	Oppose	1980.12	University of Auckland	Supports the identification of 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton being located within a walkable catchment.	Walkable Catchments	WC City Centre - Extent

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FS83	Heidi Baker	Oppose	1086.1	Sonn Group	Amend the plan change provisions to give effect to the NPS-UD and RM Enabling Act.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1086.2	Sonn Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act .	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1086.3	Sonn Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1086.4	Sonn Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1086.5	Sonn Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	1086.6	Sonn Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1086.7	Sonn Group	Remove reference to LDRZ [proposed amendments] to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1086.8	Sonn Group	Remove reference to QM under E38.1 Introduction [refer to page 12 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.9	Sonn Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.10	Sonn Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.11	Sonn Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.12	Sonn Group	Delete proposed amendments to E38.3 Policies. [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.13	Sonn Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.14	Sonn Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.15	Sonn Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.16	Sonn Group	Delete proposed amendments to E38.8.2 Standards - residential restricted discretionary activities [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.17	Sonn Group	Delete proposed amendments to E38.11.1 Matters of Control [refer to page 16 submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.18	Sonn Group	Delete proposed amendments to E38.11.2 Assessment Criteria for Controlled Activities [refer to page 16 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.19	Sonn Group	Delete proposed amendments to E38.12.1 Matters of discretion [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1086.20	Sonn Group	Delete proposed amendments to E38.12.2 Assessment Criteria [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision

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FS83	Heidi Baker	Oppose	1086.21	Sonn Group	Delete LDRZ in it's entirety	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1086.22	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1086.23	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1086.24	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1086.25	Sonn Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1086.26	Sonn Group	Delete additional objectives inserted at H5.2 [refer to page 20 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1086.27	Sonn Group	Delete additional policies inserted at H5.3 [refer to page 21 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1086.28	Sonn Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1086.29	Sonn Group	Retain proposed provisions under H5.5(4) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1086.30	Sonn Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.31	Sonn Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.32	Sonn Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.33	Sonn Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.34	Sonn Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.35	Sonn Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	1086.36	Sonn Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.37	Sonn Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.38	Sonn Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.39	Sonn Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.40	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.41	Sonn Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.42	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 31 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.43	Sonn Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.44	Sonn Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.45	Sonn Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.46	Sonn Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1086.47	Sonn Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.48	Sonn Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.49	Sonn Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.50	Sonn Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	1086.51	Sonn Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.52	Sonn Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.53	Sonn Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.54	Sonn Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.55	Sonn Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.56	Sonn Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.57	Sonn Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.58	Sonn Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.59	Sonn Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.60	Sonn Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.61	Sonn Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.62	Sonn Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.63	Sonn Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1086.64	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(9) 'for yards'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1086.65	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(10) ‘for maximum impervious areas'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.66	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(11) ‘for building coverage’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.67	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(12) ‘for landscaped area’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.68	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(13) ‘for outlook space’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.69	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(14) ‘for daylight'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.70	Sonn Group	Retain proposed changes to assessment criteria H5.8.2(15) ‘for outdoor living space'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.71	Sonn Group	Delete proposed assessment criteria H5.8.2(15A) ‘for windows to street and pedestrian accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.72	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(16) ‘for front, side and rear walls’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.73	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(17) ‘for minimum dwelling size’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.74	Sonn Group	Delete proposed assessment criteria H5.8.2(18) ‘for deep soil area and canopy’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.75	Sonn Group	Delete proposed assessment criteria H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1086.76	Sonn Group	Delete proposed assessment criteria H5.8.2(20) 'for residential waste'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.77	Sonn Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.78	Sonn Group	Delete proposed assessment criteria H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.79	Sonn Group	Delete proposed special information requirements at H5.9(1), H5.9(2), H5.9(3) and H5.9(4).	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS83	Heidi Baker	Oppose	1086.80	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1086.81	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1086.82	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1086.83	Sonn Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1086.84	Sonn Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1086.85	Sonn Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1086.86	Sonn Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1086.87	Sonn Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS83	Heidi Baker	Oppose	1086.88	Sonn Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1086.89	Sonn Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1086.90	Sonn Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1086.91	Sonn Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.92	Sonn Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.93	Sonn Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.94	Sonn Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.95	Sonn Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.96	Sonn Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.97	Sonn Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.98	Sonn Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1086.99	Sonn Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.100	Sonn Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.101	Sonn Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.102	Sonn Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.103	Sonn Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.104	Sonn Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1086.105	Sonn Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.106	Sonn Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.107	Sonn Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.108	Sonn Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 73 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.109	Sonn Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1086.110	Sonn Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.111	Sonn Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.112	Sonn Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.113	Sonn Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.114	Sonn Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.115	Sonn Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.116	Sonn Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1086.117	Sonn Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1086.118	Sonn Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1086.119	Sonn Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1086.120	Sonn Group	Retain I615.4 Activity Table Pre-Amble.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS83	Heidi Baker	Oppose	1086.121	Sonn Group	Delete the reference to 'except in Sub-Precinct D' under Table I615.4.2(A11).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS83	Heidi Baker	Oppose	1086.122	Sonn Group	Reject deletion of I615.6.4 'Activity thresholds Sub-precinct D' standards (1) and (2).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS83	Heidi Baker	Oppose	1086.123	Sonn Group	Approve the broad application of the MHU zone. See page 4 of submission.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1086.124	Sonn Group	Approve the application of THAB within walkable catchments. See page 5 of submission.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1086.125	Sonn Group	Reject introduction of QMs into zones [See page 5 of submission - refer to submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1086.126	Sonn Group	Reject inclusion of Westgate Precinct as a qualifying matter. See page 7 of submission.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS83	Heidi Baker	Oppose	1175.1	SD Patel Family Trust	Increase the existing 13m Height Variation Control at 4A Seymour Street and 6 Seymour Street, Ponsonby to 21m (6 storeys)	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1182.1	Body Corporate 128255	Remove the special character overlay from the site at 11 Cowan Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	1182.2	Body Corporate 128255	Rezone the site at 11 Cowan Street, Ponsonby from Low Density Residential zone to Terrace Housing and Apartment Building zone	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	1182.3	Body Corporate 128255	Apply a maximum height limit of 19m via a Height Variation Control to the property at 11 Cowan Street, Ponsonby.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1359.1	Hugh Green Limited	Retain the National Grid Corridor Overlay provisions in D26 without change.	Qualifying Matters A-I	National Grid (D26)
FS83	Heidi Baker	Oppose	1359.2	Hugh Green Limited	Retain the Natural Hazard provisions in E36 without change.	Qualifying Matters Other	Natural Hazards that are less than significant
FS83	Heidi Baker	Oppose	1359.3	Hugh Green Limited	Reject additional rules beyond existing provisions which accommodate qualifying matters that would create new restrictions to development [refer to page 3 of submission for details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1359.4	Hugh Green Limited	Relocate all proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland - wide or precinct provisions. [refer to page 4 for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1359.5	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters] relocating all new rules related to Significant Ecological Areas to section D9.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	1359.6	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters by] inserting a new overlay section for Infrastructure Constraints.	Qualifying Matters - Infrastructure	H22 Strategic Transport Zone
FS83	Heidi Baker	Oppose	1359.7	Hugh Green Limited	Delete the proposed Low Density Residential Zone in full.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1359.8	Hugh Green Limited	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1359.9	Hugh Green Limited	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1359.10	Hugh Green Limited	Rezone all vested reserves proposed to be within a residential zone to the appropriate Open Space zone.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1359.11	Hugh Green Limited	Retain the phrase 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' for floodplain definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1359.12	Hugh Green Limited	Delete H5.6.19, H5.6.20, H5.6.21 from standards to be complied with under H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1359.13	Hugh Green Limited	Delete H6.6.20, H6.6.21, H6.6.22 from standards to be complied with under H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1359.14	Hugh Green Limited	Delete H6.6.20(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1359.15	Hugh Green Limited	Amend H6.6.20(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1359.16	Hugh Green Limited	Delete H5.6.19(1)(c)	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1359.17	Hugh Green Limited	Amend H5.6.19(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1359.18	Hugh Green Limited	Amend H5.6.14(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	1359.19	Hugh Green Limited	Amend H5.6.19 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1359.20	Hugh Green Limited	Amend H6.6.15(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1359.21	Hugh Green Limited	Amend H6.6.20 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1359.22	Hugh Green Limited	Amend provisions under E38 to reflect requested changes to MHU and THAB zone provisions [refer to page 6 of submission for details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1359.23	Hugh Green Limited	Amend site size requirements under Tables E38.8.2.3.1 and E38.8.3.1.1 so the requirements for the LDR (if retained) and the THAB zone match the requirements for the MHU zone.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1359.24	Hugh Green Limited	Amend Table E38.4.2 to provide for vacant sites subdivision within the LDR (if retained), MHU zone and THAB zone as a controlled activity, regardless of the size of the parent site, subject to compliance with all of the relevant standards.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1359.25	Hugh Green Limited	Amend H16.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Heavy Industry Zone
FS83	Heidi Baker	Oppose	1359.26	Hugh Green Limited	Amend H17.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Light Industry Zone
FS83	Heidi Baker	Oppose	1359.27	Hugh Green Limited	Amend Auckland-wide Land disturbance – District provisions at E12.5 Notification as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1359.28	Hugh Green Limited	Amend Auckland-wide - Infrastructure Transport provisions at E27.5(1) as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1359.29	Hugh Green Limited	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1359.30	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	1359.31	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1359.32	Hugh Green Limited	Amend to 'apply a 27m height variation control for Mixed Use and THAB sites within 400m of the Onehunga town centre to match the height limit of the town centre.'	Centres - NPS-UD Policy 3d response	Onehunga Town Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	1359.33	Hugh Green Limited	Apply MDRS to Flat Bush Sub-precinct C.	Outside Urban Environment	SHA Precincts

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FS83	Heidi Baker	Oppose	1359.34	Hugh Green Limited	Apply MDRS to all other relevant HASHAA precincts [refer to page 10 of submission for details].	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	1359.35	Hugh Green Limited	Approve zoning of SHZ and MHS land to MHU within Redhills Precinct.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS83	Heidi Baker	Oppose	1359.36	Hugh Green Limited	Rezone land within 200m of the Local Centre Zone in the centre of the Redhills Precinct to THAB [refer to page 12 and Appendix 1 in submission for details].	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1359.37	Hugh Green Limited	Extend WC boundary of Westgate Metropolitan Centre over the THAB zone extent of 1 Dunlop Road and 76-78 Fred Taylor Drive, Massey.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS83	Heidi Baker	Oppose	1359.38	Hugh Green Limited	Apply the THAB zone to a WC generally within 200m of the Local Centre zone in the centre of the Redhills Precinct and identify this land as the WC for the Redhills Local Centre [refer to page 12 and Appendix 1 in submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS83	Heidi Baker	Oppose	1359.39	Hugh Green Limited	Amend I610.4 to clarify which rules in the Redhills Precinct replace those in underlying zones for up to three dwellings [refer to page 12 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS83	Heidi Baker	Oppose	1359.40	Hugh Green Limited	Remove the ridgeline protection overlay along Redhills Road.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS83	Heidi Baker	Oppose	1359.41	Hugh Green Limited	Amend standards I610.6.4(1) and I610.6.4(2) to remove reference to Redhills Precinct: Precinct Plan 1.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS83	Heidi Baker	Oppose	1359.42	Hugh Green Limited	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 to be consistent with memorandum as set out in appendix 2 [refer to Appendix 2 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS83	Heidi Baker	Oppose	1359.43	Hugh Green Limited	Approve the changes to the noise attenuation standards within the Strategic Transport Corridor zone.	Other Zones provisions	H22 Strategic Transport Zone
FS83	Heidi Baker	Oppose	1359.44	Hugh Green Limited	Delete the 'zone and precinct standards to be complied with" column' under Table I449.4.1.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.45	Hugh Green Limited	Delete I449.4.1 (A7) [sic A7A] and I449.4.1 (A9) and associated provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.46	Hugh Green Limited	Delete standard I449.6.2.2.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.47	Hugh Green Limited	Amend Standard H22.6.4 to specify that Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1359.48	Hugh Green Limited	Approve THAB zoning of sites immediately adjoining the Pinehill Local Centre, including 3 Ballymore Drive and 5 Ballymore Drive, Pinehill.	Centres - NPS-UD Policy 3d response	Greville Local Centre - extent of intensificatio n
FS83	Heidi Baker	Oppose	1359.49	Hugh Green Limited	Amend height in relation to boundary standards for business zones to include 'The height in relation to boundary standard does not apply to internal zone boundaries within a site or group of sites.' [or similar].	Business Zones provisions	General
FS83	Heidi Baker	Oppose	1359.50	Hugh Green Limited	Amend I449.1 to 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.' [refer to page 21 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.51	Hugh Green Limited	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.52	Hugh Green Limited	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.53	Hugh Green Limited	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.54	Hugh Green Limited	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.55	Hugh Green Limited	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.56	Hugh Green Limited	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.57	Hugh Green Limited	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.58	Hugh Green Limited	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.59	Hugh Green Limited	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.60	Hugh Green Limited	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.61	Hugh Green Limited	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.62	Hugh Green Limited	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1359.63	Hugh Green Limited	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.64	Hugh Green Limited	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.65	Hugh Green Limited	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.66	Hugh Green Limited	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.67	Hugh Green Limited	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.68	Hugh Green Limited	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.69	Hugh Green Limited	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.70	Hugh Green Limited	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.71	Hugh Green Limited	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.72	Hugh Green Limited	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.73	Hugh Green Limited	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.74	Hugh Green Limited	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.75	Hugh Green Limited	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.76	Hugh Green Limited	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.77	Hugh Green Limited	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1359.78	Hugh Green Limited	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.79	Hugh Green Limited	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.80	Hugh Green Limited	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.81	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.82	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.83	Hugh Green Limited	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.84	Hugh Green Limited	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1359.85	Hugh Green Limited	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	1380.1	Synergy Planning	Remove the Special Character Areas Residential overlay qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	1380.2	Synergy Planning	Remove the Combined Wastewater Network Control qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS83	Heidi Baker	Oppose	1380.3	Synergy Planning	Rezone 2 Anglesea Street, Freemans Bay and apply MDRS (submitter considers either Mixed Housing Urban or THAB zoning to be appropriate).	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	1430.1	Hanno Willers	Increase walking catchments.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	1430.2	Hanno Willers	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1430.3	Hanno Willers	Enable or encourage perimeter block development.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1442.1	Jeremy Christian Hansen	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1442.2	Jeremy Christian Hansen	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	1543.1	Winton Land Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1543.2	Winton Land Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1543.3	Winton Land Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	1543.4	Winton Land Limited	Delete the proposed requirement D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1543.5	Winton Land Limited	Retain the proposed mapping extent of the Waitakere Ranges Heritage Area as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1543.6	Winton Land Limited	Delete the proposed information requirements for ecological and landscape assessments under D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1543.7	Winton Land Limited	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS83	Heidi Baker	Oppose	1543.8	Winton Land Limited	Retain new objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.9	Winton Land Limited	Retain the new policy D14.3(5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.10	Winton Land Limited	Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.11	Winton Land Limited	Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.12	Winton Land Limited	Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.13	Winton Land Limited	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.14	Winton Land Limited	Retain new assessment criterion D14.8.2(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.15	Winton Land Limited	Approve Ridgeline Protection Overlay identified as a QM.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1543.16	Winton Land Limited	Retain new policy D15.3(3) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1543.17	Winton Land Limited	Retain amended rule D15.4.1(A1) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1543.18	Winton Land Limited	Retain new standard D15.6.1 as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1543.19	Winton Land Limited	Retain amended matters of discretion D15.8.1(1) and D15.8.1(2), and amended assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.20	Winton Land Limited	Remove the proposed special information required for landscape and visual assessments under D15.9.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1543.21	Winton Land Limited	Remove Local and Public Views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS83	Heidi Baker	Oppose	1543.22	Winton Land Limited	Retain Historic Heritage Overlay as a QM, and existing rules.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	1543.23	Winton Land Limited	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1543.24	Winton Land Limited	Retain the proposed amendments to D18.1 Background if D18 Special Character is retained as a QM.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.25	Winton Land Limited	Delete the new Special Character Area Overlay - Residential objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.26	Winton Land Limited	Retain the new introductory statement (3) to D18.4 if the LDR Zone is removed from the Plan.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.27	Winton Land Limited	Remove the new introductory statement (3) to D18.4 if the LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.28	Winton Land Limited	Delete the proposed provisions in Activity Table D18.4.1.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.29	Winton Land Limited	Retain the proposed provisions in Activity Table D18.4.1 if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.30	Winton Land Limited	Delete new introductory statements at (3) and (5) Activity Table D18.4 'Special Character Areas Overlay - Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	1543.31	Winton Land Limited	Delete new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay - Residential'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.32	Winton Land Limited	Delete any duplication of underlying zone requirements relating to new standards D18.6.1A.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.33	Winton Land Limited	Retain new standards D18.6.1A if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.34	Winton Land Limited	Delete proposed new standard under D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.35	Winton Land Limited	Delete proposed standard under D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.36	Winton Land Limited	Delete proposed provisions under D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.37	Winton Land Limited	Delete proposed provisions under D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.38	Winton Land Limited	Delete proposed provisions under D18.6.1A.5 ' Care centres accommodating up to 10 people per site excluding staff' to rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.39	Winton Land Limited	Delete new proposed purpose statement under D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.40	Winton Land Limited	Delete proposed provisions under D18.6.1.2 'Height in relation to boundary' in relation to the purpose and standard to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.41	Winton Land Limited	Delete proposed provisions under D18.6.1.3 'Yards' in relation to the purpose and standard.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.42	Winton Land Limited	Delete proposed new purpose under D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.43	Winton Land Limited	Delete proposed provisions under D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.44	Winton Land Limited	Delete proposed provisions under D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.45	Winton Land Limited	Delete proposed provisions under D18.6.7 'Fences' in relation to purpose and standard to rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.46	Winton Land Limited	Delete proposed changes under D18.8.1.1 'Matters of discretion' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.47	Winton Land Limited	Delete proposed changes under D18.8.2.1 'Assessment criteria' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.48	Winton Land Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1543.49	Winton Land Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1543.50	Winton Land Limited	Remove reference to QM under E38.1 Introduction.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.51	Winton Land Limited	Delete proposed Objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.52	Winton Land Limited	Delete proposed amendments to E38.3 Policies.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.53	Winton Land Limited	Delete proposed amendments to E38.4.2 Activity Table.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.54	Winton Land Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.55	Winton Land Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.56	Winton Land Limited	Delete proposed amendments to E38.8.2 Standards - Residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.57	Winton Land Limited	Delete proposed amendments to E38.11.1 Matters of control.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.58	Winton Land Limited	Delete proposed amendments to E38.11.2 Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.59	Winton Land Limited	Delete proposed amendments to E38.12.1 Matters of discretion.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.60	Winton Land Limited	Delete proposed amendments to E38.12.2 Assessment criteria.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.61	Winton Land Limited	Retain application of Residential Single House zone to periphery of the region [refer to page 42 of the submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1543.62	Winton Land Limited	Delete LDR zone in its entirety [see page 43 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1543.63	Winton Land Limited	Retain the provisions of the MHS zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1543.64	Winton Land Limited	Retain the provisions of the MHS zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS83	Heidi Baker	Oppose	1543.65	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1543.66	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1543.67	Winton Land Limited	Delete additional objectives inserted at H5.2 Objectives.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1543.68	Winton Land Limited	Delete additional policies inserted at H5.3 Policies.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1543.69	Winton Land Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1543.70	Winton Land Limited	Retain proposed provisions under H5.5(4) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1543.71	Winton Land Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.72	Winton Land Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.73	Winton Land Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details]. .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.74	Winton Land Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.75	Winton Land Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.76	Winton Land Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.77	Winton Land Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.78	Winton Land Limited	Delete QM and SEA requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.79	Winton Land Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.80	Winton Land Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.81	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.82	Winton Land Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.83	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.84	Winton Land Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.85	Winton Land Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.86	Winton Land Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.87	Winton Land Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1543.88	Winton Land Limited	Delete proposed provisions under H5.7.1 Matters of control and H5.7.2(1) Assessment criteria for controlled activities.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.89	Winton Land Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.90	Winton Land Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.91	Winton Land Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.92	Winton Land Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.93	Winton Land Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.94	Winton Land Limited	Delete matter of discretion at H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.95	Winton Land Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.96	Winton Land Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.97	Winton Land Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.98	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.99	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.100	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.101	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.102	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.103	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.104	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.105	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.106	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.107	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.108	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.109	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.110	Winton Land Limited	Delete proposed changes to Assessment criteria under H5.8.2(18) for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.111	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.112	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.113	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.114	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.115	Winton Land Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.116	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1543.117	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.118	Winton Land Limited	Retain MDRS provisions under H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1543.119	Winton Land Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1543.120	Winton Land Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1543.121	Winton Land Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1543.122	Winton Land Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1543.123	Winton Land Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1543.124	Winton Land Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1543.125	Winton Land Limited	Delete new standards at H6.6 [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.126	Winton Land Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.127	Winton Land Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.128	Winton Land Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.129	Winton Land Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.130	Winton Land Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.131	Winton Land Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.132	Winton Land Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.133	Winton Land Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.134	Winton Land Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.135	Winton Land Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.136	Winton Land Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree),	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.137	Winton Land Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.138	Winton Land Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1543.139	Winton Land Limited	Delete proposed provisions under H6.7.1 Matters of control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.140	Winton Land Limited	Delete proposed provisions under H6.7.2 Assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.141	Winton Land Limited	Reject Matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.142	Winton Land Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.143	Winton Land Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.144	Winton Land Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.145	Winton Land Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.146	Winton Land Limited	Delete other proposed provisions under H6.8.1 matters of discretion [refer to page 98 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.147	Winton Land Limited	Delete proposed provisions under H6.8.2 assessment criteria [refer to page 101 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.148	Winton Land Limited	Delete proposed provisions under H6.9 Special information requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.149	Winton Land Limited	Retain amendments to H8.1 zone description that directly support implementation of the NPS-UD.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.150	Winton Land Limited	Delete proposed provisions in H8.1 Zone description in relation to QM.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.151	Winton Land Limited	Delete proposed provisions at H8.2 Objectives relating to QM.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.152	Winton Land Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character at H8.2 Objectives,	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.153	Winton Land Limited	Retain all other proposed changes to H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.154	Winton Land Limited	Delete proposed provisions relation to QM at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.155	Winton Land Limited	Amend references to 'human scale' to better define/describe the outcomes sought at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.156	Winton Land Limited	Amend prescriptive nature of policies relation to built form and massing standards at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.157	Winton Land Limited	Retain all other proposed changes to H8.3 Policies [refer to page 111 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.158	Winton Land Limited	Delete the identification of QM from H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.159	Winton Land Limited	Retain other proposed changes to H8.4.1 Activity Table [refer to page 113 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.160	Winton Land Limited	Retain proposed provisions for H8.6.2 (General building height).	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1543.161	Winton Land Limited	Retain proposed provisions H8.6.5 (Harbour edge height control plane).	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1543.162	Winton Land Limited	Retain operative standard H8.6.6 'Exception to the harbour edge height control plane'.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.163	Winton Land Limited	Retain the operative provision H8.6.8(1)(b) 'Measuring building height'.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1543.164	Winton Land Limited	Retain provisions as proposed for H8.6.9 (Rooftops).	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.165	Winton Land Limited	Approve proposed deletion of standard H.8.6.10 (Basic floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.166	Winton Land Limited	Approve proposed deletion of standard H8.6.11(Bonus floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.167	Winton Land Limited	Approve proposed deletion of standard H8.6.12 (Bonus floor area ratio - light and outlook).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.168	Winton Land Limited	Approve proposed deletion of standard H8.6.13 (Bonus floor area - use or transfer of historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.169	Winton Land Limited	Approve proposed deletion of standard H8.6.14 (Bonus floor area - securing historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.170	Winton Land Limited	Approve proposed deletion of standard H8.6.15 (Bonus floor area - bonus floor space calculation for scheduled heritage buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.171	Winton Land Limited	Approve proposed deletion of standard H8.6.16 (Bonus floor area - bonus floor space calculation for identified special character buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.172	Winton Land Limited	Approve proposed deletion of standard H8.6.17 (Bonus floor area - public open space).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.173	Winton Land Limited	Approve proposed deletion of standard H8.6.18 (Bonus floor area - through-site link).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.174	Winton Land Limited	Approve proposed deletion of standard H8.6.19 (Bonus floor area - through-site links through identified blocks).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.175	Winton Land Limited	Approve proposed deletion of standard H8.6.20 (Bonus floor area - works of art).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.176	Winton Land Limited	Approve proposed deletion of standard H8.6.21 Maximum total floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1543.177	Winton Land Limited	Approve proposed deletion of standard H.6.8.23 (Streetscape improvement and landscaping).	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.178	Winton Land Limited	Delete proposed provisions for H8.6.24 (Maximum tower dimension, setback from the street and tower separation in special height area).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.179	Winton Land Limited	Delete proposed provisions under H8.6.24A (Maximum east-west tower dimension).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1543.180	Winton Land Limited	Delete proposed amendments to standard H8.6.25 (Building frontage alignment and height).	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.181	Winton Land Limited	Delete proposed provisions under H8.6.25A (Building setback from boundaries).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1543.182	Winton Land Limited	Retain proposed provisions under H8.6.34 (Through-site links).	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.183	Winton Land Limited	Delete proposed changes or otherwise amend as requested for H8.8.1 Matters of discretion [refer to page 119 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.184	Winton Land Limited	Delete proposed provisions or otherwise amend as required for H8.8.2 Assessment Criteria [refer to page 120 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1543.185	Winton Land Limited	Remove any reference to QM in zone description H13.1.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.186	Winton Land Limited	Remove any reference to QM for H13.2 Objectives.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.187	Winton Land Limited	Remove any reference to QM for H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.188	Winton Land Limited	Remove any reference to QM under the purpose of standard H13.6.1 Building height.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.189	Winton Land Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1543.190	Winton Land Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1543.191	Winton Land Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1543.192	Winton Land Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1543.193	Winton Land Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.194	Winton Land Limited	No specific decision stated in relation to inclusion of ONC/HNC overlays as qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1543.195	Winton Land Limited	No specific decision stated in relation to mapping of ONC/HNC areas within RUB are zoned LDR, Large Lot, Open Space - Conservation, Open Space - Informal Recreation and FUZ.	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1543.196	Winton Land Limited	No specific decision stated in relation to rule D11.4.1(A12).	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1543.197	Winton Land Limited	No specific decision stated in relation to clarification for D12.4, new rules D12.4.1(A3A), D12.4.1(A6A), and site specific rules and standards identified as qualifying matters.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1543.198	Winton Land Limited	No specific decision stated in relation to amended chapter name and inclusion as a qualifying matter in accordance with Section 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.199	Winton Land Limited	No specific decision stated in relation to existing rules identified as qualifying matters under D14.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.200	Winton Land Limited	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.201	Winton Land Limited	Retain new standard D14.6.7 Earthworks in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.202	Winton Land Limited	Delete proposed policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.203	Winton Land Limited	Amend standards to be complied with to rely on underlying zone to a greater extent if the LDR Zone is deleted.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1543.204	Winton Land Limited	No specific decision sought in relation to amendments to Table E12.4.2 'Activity table - overlays' regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.205	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.1 Matters of discretion regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.206	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.2 Assessment criteria regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.207	Winton Land Limited	No specific decision sought in relation to amendments made to Chapter E26 Infrastructure in relation to D14 Maunga viewshafts and heights and building sensitive areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1543.208	Winton Land Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.209	Winton Land Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1543.210	Winton Land Limited	No specific decision sought in relation to insertion of new section G2 Walkable Catchments.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	1543.211	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1543.212	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1543.213	Winton Land Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.214	Winton Land Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.215	Winton Land Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.216	Winton Land Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.217	Winton Land Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1543.218	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1543.219	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1543.220	Winton Land Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.221	Winton Land Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1543.222	Winton Land Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.223	Winton Land Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.224	Winton Land Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.225	Winton Land Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1543.226	Winton Land Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1543.227	Winton Land Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1543.228	Winton Land Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1582.1	Jervois Properties Limited	Remove the Special Character Area overlay from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	1582.2	Jervois Properties Limited	Delete the Height Variation Control from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	1585.1	Gibbonsco Management Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.2	Gibbonsco Management Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1585.3	Gibbonsco Management Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1585.4	Gibbonsco Management Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1585.5	Gibbonsco Management Limited	Request that Walkable Catchments and the associated intensification outcomes are applied more broadly, or broadly enable greater development potential across the THAB and Mixed Use zones (and some centre zones), not just inside walkable catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	1585.6	Gibbonsco Management Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act. Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1585.7	Gibbonsco Management Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1585.8	Gibbonsco Management Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	1585.9	Gibbonsco Management Limited	Remove proposed requirement at D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1585.10	Gibbonsco Management Limited	Retain proposed mapping extent as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1585.11	Gibbonsco Management Limited	Remove proposed blanket information requirements at D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1585.12	Gibbonsco Management Limited	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS83	Heidi Baker	Oppose	1585.13	Gibbonsco Management Limited	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.14	Gibbonsco Management Limited	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1585.15	Gibbonsco Management Limited	Retain new rules D14.4.1(A7A)-(A7D).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1585.16	Gibbonsco Management Limited	Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1585.17	Gibbonsco Management Limited	Retain new standard D14.6.5 (Building coverage).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1585.18	Gibbonsco Management Limited	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1585.19	Gibbonsco Management Limited	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1585.20	Gibbonsco Management Limited	Approve identification of the Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1585.21	Gibbonsco Management Limited	Retain new policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1585.22	Gibbonsco Management Limited	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1585.23	Gibbonsco Management Limited	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1585.24	Gibbonsco Management Limited	Retain amended matters of discretion - D15.8.1(1) and (2) to specify 'height', design 'including materials' and effects on 'existing vegetation' in addition to existing matters.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.25	Gibbonsco Management Limited	Remove proposed requirement for all applications to be accompanied by a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1585.26	Gibbonsco Management Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS83	Heidi Baker	Oppose	1585.27	Gibbonsco Management Limited	Retain Historic Heritage Overlay provisions as notified due to this being identified as an identified qualifying matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	1585.28	Gibbonsco Management Limited	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1585.29	Gibbonsco Management Limited	Retain proposed amendments to D18.1 Background if the Special Character Overlay is retained.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1585.30	Gibbonsco Management Limited	Remove proposed New 'Special Character Areas Overlay – Residential' objectives [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.31	Gibbonsco Management Limited	Remove proposed new 'Special Character Areas Overlay – Residential' policies.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.32	Gibbonsco Management Limited	Retain new introductory statement (3) to D18.4 Activity table if LDR Zone is deleted from the Unitary Plan (preferred), or remove new introductory statement (3) to D18.4 Activity table if LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.33	Gibbonsco Management Limited	Remove proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential' if underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.34	Gibbonsco Management Limited	Remove new introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	1585.35	Gibbonsco Management Limited	Remove new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' but remove any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.36	Gibbonsco Management Limited	Retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.37	Gibbonsco Management Limited	Remove new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.38	Gibbonsco Management Limited	Remove standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.39	Gibbonsco Management Limited	Remove new standard D18.6.1A.3 'Home occupations' and rely on the underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.40	Gibbonsco Management Limited	Remove new standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.41	Gibbonsco Management Limited	Remove new standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.42	Gibbonsco Management Limited	Remove proposed new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.43	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.2 'Height in relation to boundary' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.44	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.45	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.46	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1. 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.47	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.48	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.7. ‘Fences, walls and other structures' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.49	Gibbonsco Management Limited	Remove proposed new matters of discretion at D18.8.1.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to pages 30-32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.50	Gibbonsco Management Limited	Remove proposed new assessment criteria at D18.8.2.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to page 32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1585.51	Gibbonsco Management Limited	Remove 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1585.52	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1585.53	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1585.54	Gibbonsco Management Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.55	Gibbonsco Management Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.56	Gibbonsco Management Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.57	Gibbonsco Management Limited	Delete proposed amendments to E38.3 Policies. [refer to page 35 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.58	Gibbonsco Management Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.59	Gibbonsco Management Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.60	Gibbonsco Management Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 38 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.61	Gibbonsco Management Limited	Delete proposed amendments to E38.8.2 [refer to pages 38-39 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.62	Gibbonsco Management Limited	Delete proposed amendments to E38.11.1 [refer to page 39 submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.63	Gibbonsco Management Limited	Delete proposed amendments to E38.11.2 [refer to pages 39-40 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.64	Gibbonsco Management Limited	Delete proposed amendments to E38.12.1 [refer to page 40 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.65	Gibbonsco Management Limited	Delete proposed amendments to E38.12.2 [refer to pages 40-41 of the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1585.66	Gibbonsco Management Limited	Retain application of zone to periphery of the region. [refer to pages 42 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1585.67	Gibbonsco Management Limited	Delete LDR zone in its entirety [refer to pages 43-44 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1585.68	Gibbonsco Management Limited	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1585.69	Gibbonsco Management Limited	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS83	Heidi Baker	Oppose	1585.70	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1585.71	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	1585.72	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1585.73	Gibbonsco Management Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1585.74	Gibbonsco Management Limited	Delete additional objectives inserted at H5.2 [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.75	Gibbonsco Management Limited	Delete additional policies inserted at H5.3 [refer to page 46-48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1585.76	Gibbonsco Management Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to pages 48-49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1585.77	Gibbonsco Management Limited	Retain proposed provisions under H5.5(4) [refer to pages 49-51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1585.78	Gibbonsco Management Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.79	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.80	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.81	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.82	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.83	Gibbonsco Management Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.84	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.85	Gibbonsco Management Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.86	Gibbonsco Management Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 54 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.87	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.88	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.89	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.90	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.91	Gibbonsco Management Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.92	Gibbonsco Management Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.93	Gibbonsco Management Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.94	Gibbonsco Management Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1585.95	Gibbonsco Management Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.96	Gibbonsco Management Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.97	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.98	Gibbonsco Management Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.99	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.100	Gibbonsco Management Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.101	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.102	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.103	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.104	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.105	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.106	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.107	Gibbonsco Management Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.108	Gibbonsco Management Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.109	Gibbonsco Management Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.110	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.111	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.112	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.113	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.114	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.115	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.116	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.117	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.118	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.119	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.120	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.121	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.122	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.123	Gibbonsco Management Limited	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 80 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.124	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.125	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.126	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.127	Gibbonsco Management Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1585.128	Gibbonsco Management Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1585.129	Gibbonsco Management Limited	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1585.130	Gibbonsco Management Limited	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1585.131	Gibbonsco Management Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1585.132	Gibbonsco Management Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.133	Gibbonsco Management Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1585.134	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1585.135	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1585.136	Gibbonsco Management Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1585.137	Gibbonsco Management Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.138	Gibbonsco Management Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.139	Gibbonsco Management Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.140	Gibbonsco Management Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.141	Gibbonsco Management Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.142	Gibbonsco Management Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.143	Gibbonsco Management Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.144	Gibbonsco Management Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.145	Gibbonsco Management Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.146	Gibbonsco Management Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.147	Gibbonsco Management Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.148	Gibbonsco Management Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.149	Gibbonsco Management Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.150	Gibbonsco Management Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1585.151	Gibbonsco Management Limited	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.152	Gibbonsco Management Limited	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.153	Gibbonsco Management Limited	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.154	Gibbonsco Management Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.155	Gibbonsco Management Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.156	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.157	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.158	Gibbonsco Management Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.159	Gibbonsco Management Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.160	Gibbonsco Management Limited	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.161	Gibbonsco Management Limited	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.162	Gibbonsco Management Limited	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1585.163	Gibbonsco Management Limited	Retain provisions in H8.1 Zone description which directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - methodology and principles
FS83	Heidi Baker	Oppose	1585.164	Gibbonsco Management Limited	Delete references to QM in the Business - City Centre Zone [refer to submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1585.165	Gibbonsco Management Limited	Delete reference to QM in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.166	Gibbonsco Management Limited	Delete proposed provisions relating to qualifying matters under H8.2 objectives. [refer to submission for further details].	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS83	Heidi Baker	Oppose	1585.167	Gibbonsco Management Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS83	Heidi Baker	Oppose	1585.168	Gibbonsco Management Limited	Retain all other changes [excluding those listed on Page 110] in H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1585.169	Gibbonsco Management Limited	Delete reference to QM in H8.3 policies [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS83	Heidi Baker	Oppose	1585.170	Gibbonsco Management Limited	Amend references to 'human scale' to better define / describe the outcomes sought in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1585.171	Gibbonsco Management Limited	Amend prescriptive nature of policies relating to built form and massing standards in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1585.172	Gibbonsco Management Limited	Retain all other proposed changes [excluding those listed on Page 111] in H8.3 Policy.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1585.173	Gibbonsco Management Limited	Delete identification of qualifying matters in H8.4.1 Activity Table [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS83	Heidi Baker	Oppose	1585.174	Gibbonsco Management Limited	Retain other proposed changes to the activity table excluding those related to qualifying matters in H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.175	Gibbonsco Management Limited	Retain proposed amendments to Standard H8.6.2. General building height.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1585.176	Gibbonsco Management Limited	Retain proposed amendments to purpose of Standard H8.6.5. Harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1585.177	Gibbonsco Management Limited	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1585.178	Gibbonsco Management Limited	Retain operative standard H8.6.8 Measuring building height.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1585.179	Gibbonsco Management Limited	Retain amendments to Standard H8.6.9. Rooftops.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1585.180	Gibbonsco Management Limited	Delete Standard H8.6.10. Basic floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.181	Gibbonsco Management Limited	Delete Standard H8.6.11. Bonus floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.182	Gibbonsco Management Limited	Delete Standard H8.6.12. Bonus floor area ratio – light and outlook as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.183	Gibbonsco Management Limited	Delete Standard H8.6.13. Bonus floor area – use or transfer of historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.184	Gibbonsco Management Limited	Delete Standard H8.6.14. Bonus floor area – securing historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.185	Gibbonsco Management Limited	Delete Standard H8.6.15. Bonus floor area – bonus floor space calculation for scheduled heritage buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.186	Gibbonsco Management Limited	Delete Standard H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.187	Gibbonsco Management Limited	Delete Standard H8.6.17. Bonus floor area - public open space as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.188	Gibbonsco Management Limited	Delete Standard H8.6.18. Bonus floor area - through-site link as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.189	Gibbonsco Management Limited	Delete Standard H8.6.19. Bonus floor area - through-site links through identified blocks as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.190	Gibbonsco Management Limited	Delete Standard H8.6.20. Bonus floor area - works of art as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.191	Gibbonsco Management Limited	Delete Standard H8.6.21. Maximum total floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	1585.192	Gibbonsco Management Limited	Delete Standard H8.6.23(5) as notified.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.193	Gibbonsco Management Limited	Delete proposed amendments to Standard H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) [refer to pages 115-116 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1585.194	Gibbonsco Management Limited	Delete proposed Standard H8.6.24A Maximum east-west tower dimension [refer to pages 116-117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1585.195	Gibbonsco Management Limited	Delete amendments to Standard H8.6.25. Building frontage alignment and height as notified [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1585.196	Gibbonsco Management Limited	Delete proposed new addition of Standard H8.6.25A Building setback from boundaries [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1585.197	Gibbonsco Management Limited	Retain proposed Standard H8.6.34. Through-site links as notified [refer to page 118 of submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1585.198	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1585.199	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	1585.200	Gibbonsco Management Limited	Retain matters at H8.8.(16) as notified [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1585.201	Gibbonsco Management Limited	Delete proposed amendments to H8.8.2 Assessment criteria, or otherwise amend as requested by submitter [refer to pages 120-124 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	1585.202	Gibbonsco Management Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1585.203	Gibbonsco Management Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1585.204	Gibbonsco Management Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1585.205	Gibbonsco Management Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1585.206	Gibbonsco Management Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1585.207	Gibbonsco Management Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1585.208	Gibbonsco Management Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1585.209	Gibbonsco Management Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1585.210	Gibbonsco Management Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1585.211	Gibbonsco Management Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1585.212	Gibbonsco Management Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1586.1	Shundi Tamaki Village Limited	Retain the Business Mixed Use zone for [inferred] 259, 261 and 263 Morrin Road, St Johns.	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	1586.2	Shundi Tamaki Village Limited	Approve the amendment to I332 Tāmaki Precinct as notified.	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS83	Heidi Baker	Oppose	1586.3	Shundi Tamaki Village Limited	Include the properties at 259 Morrin Road, 261 Morrin Road and 263 Morrin Road, St Johns in the walkable catchment of Glen Innes train station.	Walkable Catchments	WC RTN Glen Innes
FS83	Heidi Baker	Oppose	1586.4	Shundi Tamaki Village Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1586.5	Shundi Tamaki Village Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1586.6	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1586.7	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	1586.8	Shundi Tamaki Village Limited	Reject the narrow application of walkable catchments through limiting their use to metropolitan centres and rapid transit stops.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	1586.9	Shundi Tamaki Village Limited	Request that precincts across the region, and specifically in the city centre, be reviewed to ensure constraints on development imposed within precincts remain relevant given NPS-UD and MDRS requirements.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS83	Heidi Baker	Oppose	1586.10	Shundi Tamaki Village Limited	Apply a Height Variation Control at 261 Morrin Road St Johns to enable height to 35m [refer to submission for details].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS83	Heidi Baker	Oppose	1586.11	Shundi Tamaki Village Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1586.12	Shundi Tamaki Village Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1586.13	Shundi Tamaki Village Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS83	Heidi Baker	Oppose	1586.14	Shundi Tamaki Village Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	1586.15	Shundi Tamaki Village Limited	Retain objective D14.2 (3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1586.16	Shundi Tamaki Village Limited	Retain policy D14.3 (5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1586.17	Shundi Tamaki Village Limited	Retain D14.4.1 (A7A) - (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1586.18	Shundi Tamaki Village Limited	Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1586.19	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1586.20	Shundi Tamaki Village Limited	Retain D14.8.1 (2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1586.21	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1586.22	Shundi Tamaki Village Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS83	Heidi Baker	Oppose	1586.23	Shundi Tamaki Village Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1586.24	Shundi Tamaki Village Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1586.25	Shundi Tamaki Village Limited	Remove reference to QM under E38.1 Introduction [refer to submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.26	Shundi Tamaki Village Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.27	Shundi Tamaki Village Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.28	Shundi Tamaki Village Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1586.29	Shundi Tamaki Village Limited	Delete proposed amendments to E38.3 Policies. [refer to the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.30	Shundi Tamaki Village Limited	Delete proposed provisions E38.8.2 (7), (8), and (9). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.31	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.1 (1) and (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.32	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.2 (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.33	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.1 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.34	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.2 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	1586.35	Shundi Tamaki Village Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.36	Shundi Tamaki Village Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.37	Shundi Tamaki Village Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.38	Shundi Tamaki Village Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.39	Shundi Tamaki Village Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.40	Shundi Tamaki Village Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.41	Shundi Tamaki Village Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.42	Shundi Tamaki Village Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	1586.43	Shundi Tamaki Village Limited	Delete rule I332.4.1 (A1).	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS83	Heidi Baker	Oppose	1717.1	Sarah C	Amend the plan by increasing the walkable catchments including around the city centre.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	1717.2	Sarah C	Amend the plan by increasing housing supply around the city centre.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1717.3	Sarah C	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1717.4	Sarah C	Amend the plan by removing height restrictions.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	1729.1	Scott M Winton	Amend the plan to enable perimeter block housing forms to occur by removing front and side yards and leaving open space at the rear of sites.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1729.2	Scott M Winton	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1729.3	Scott M Winton	Reduce the number of Special Character Areas Residential to 5% of what currently exists.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS83	Heidi Baker	Oppose	1747.1	Harry Platt	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1765.1	Samson Corporation Limited and Sterling Nominees Limited	Approve the intent and outcomes of the plan change, particularly those provisions that seek to provide for intensification of development within a walkable catchment of centres and public transportation networks. Especially the concept of a '20-minute city', the idea that daily necessities can be accessed by walking or cycling within 20 minutes from one's home.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1765.2	Samson Corporation Limited and Sterling Nominees Limited	Amend the walkable catchments (and the application of the intensification that relates to these catchments) for rapid transit stops to at least 1,200m, as this would go significantly further towards achieving a goal of a 20-Minute City than the currently identified 800m.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	1765.3	Samson Corporation Limited and Sterling Nominees Limited	Apply walkable catchments of 1,200m, and the associated intensification provisions that go with these catchments, to the land surrounding Morningside, Kingsland, Mount Eden and Onehunga Stations. Do not defer applying the intensification provisions to land within the Auckland Light Rail Corridor as notified for those parts of the city that are within 1,200m of existing train stations.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1765.4	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Residential Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Residential Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS83	Heidi Baker	Oppose	1765.5	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Business Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Business Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.6	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of Treacy's Building at 505-519 Great North Road, Grey Lynn, as 'Character defining' and keep it identified as 'Character supporting'. (Special Character Schedules, Statements and Maps:15.1.6.6.1 Extent of Area – Business: Grey Lynn)	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.7	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 113-119 Parnell Road, Parnell, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.12.1 Extent of Area – Business: Parnell).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.8	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 273 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.9	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 267-271A Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.10	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 210-212 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific

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FS83	Heidi Baker	Oppose	1765.11	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 107 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.12	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 167 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.13	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 207-209 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.14	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 401B Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.15	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 433 Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.16	Samson Corporation Limited and Sterling Nominees Limited	Amend the mapping of 1C Francis Street, West Lynn to exclude the southern corner to 'Non Contributing' as set out in Figure 1 in the submission. (Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1765.17	Samson Corporation Limited and Sterling Nominees Limited	Remove the Special Character Area Overlay – Business from the northern half of the block bounded by Ponsonby Road, Crummer Road, Maidstone Street and Great North Road, Ponsonby, and the consequential removal of the Height Variation Control from this location also. Alternatively, remove just the mapped extent of the Height Variation Control of 13m, so that Rule H10.6.1(1A) applies, noting that the height limit on the northern half of the block will be subject to Rule H10.6.3(1), which requires a 6m setback at 18m and above (due to the residential zoning across Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS83	Heidi Baker	Oppose	1962.1	Aedifice Property Group	Approve the QM relating to the Auckland War Memorial Museum Viewshaft.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1962.2	Aedifice Property Group	Approve the QM relating to the HNC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1962.3	Aedifice Property Group	Approve the QM relating to the Historic Heritage Overlay Place/Extent of Place.	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	1962.4	Aedifice Property Group	Approve the QM relating to the ONC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS83	Heidi Baker	Oppose	1962.5	Aedifice Property Group	Approve the QM relating to the ONF overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS83	Heidi Baker	Oppose	1962.6	Aedifice Property Group	Approve the QM relating to the ONL overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS83	Heidi Baker	Oppose	1962.7	Aedifice Property Group	Approve the QM relating to the Ridgeline Protection overlay.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1962.8	Aedifice Property Group	Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	1962.9	Aedifice Property Group	Approve the QM relating to the SEA overlay.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	1962.10	Aedifice Property Group	Approve the QM relating to the Sites and Places of Significance to Mana Whenua overlay.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS83	Heidi Baker	Oppose	1962.11	Aedifice Property Group	Approve the Waitakere Ranges Heritage Area overlay QM.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS83	Heidi Baker	Oppose	1962.12	Aedifice Property Group	Delete the QM relating to the Aircraft Noise overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	1962.13	Aedifice Property Group	Delete the QM relating to Coastal Erosion.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1962.14	Aedifice Property Group	Delete the QM relating to Coastal Inundation.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1962.15	Aedifice Property Group	Delete the QM relating to designations.	Qualifying Matters A-I	Designations
FS83	Heidi Baker	Oppose	1962.16	Aedifice Property Group	Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	1962.17	Aedifice Property Group	Delete the QM relating to the Infrastructure - Water and/or Wastewater constraints control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS83	Heidi Baker	Oppose	1962.18	Aedifice Property Group	Delete the QM relating to the Infrastructure - Combined Wastewater Network control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS83	Heidi Baker	Oppose	1962.19	Aedifice Property Group	Delete the QM relating to the Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS83	Heidi Baker	Oppose	1962.20	Aedifice Property Group	Delete the QM relating to the National Grid Corridor overlay.	Qualifying Matters A-I	National Grid (D26)
FS83	Heidi Baker	Oppose	1962.21	Aedifice Property Group	Delete the QM relating to Precincts.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS83	Heidi Baker	Oppose	1962.22	Aedifice Property Group	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	1962.23	Aedifice Property Group	Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)
FS83	Heidi Baker	Oppose	1962.24	Aedifice Property Group	Amend all QMs [so they are] applied to the spatially mapped extent only.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1962.25	Aedifice Property Group	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1962.26	Aedifice Property Group	Delete inclusion of specific consent activities for dwellings in the overlay areas (e.g. HNC or SEA) as they duplicate rules in other chapters [if the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS83	Heidi Baker	Oppose	1962.27	Aedifice Property Group	[Amend H3A Activity Table] to permit up to three dwellings per site where this can be achieved outside of the extent of a QM or in a manner that would not adversely effect a QM [If the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.28	Aedifice Property Group	Add Integrated Residential Developments to the activity table [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.29	Aedifice Property Group	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1962.30	Aedifice Property Group	Amend the LDR to match at a minimum the MHS zone provisions and ensure the proposed approach is consistent throughout the chapter [if LDR zone is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.31	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees by removing the requirement that deep soil areas be contiguous and allow these areas to be provided within private outdoor living areas [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.32	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees to halve the size requirements for canopy trees [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.33	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to require a buffer between habitable rooms rather than a dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.34	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer width from 1m to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.35	Aedifice Property Group	Delete H5.6.9 maximum impervious area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.36	Aedifice Property Group	Amend the H5.6.9 maximum impervious area by increasing the standard from 60% to 80%. [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.37	Aedifice Property Group	Apply the MDRS standards to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.38	Aedifice Property Group	Apply the MDRS standards to four or more dwellings in THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.39	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1962.40	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.41	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in MHU zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.42	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in THAB zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.43	Aedifice Property Group	Approve [H6.6.6(1B) and H6.6.6(1C)] the Height in relation to boundary standard within WCs as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.44	Aedifice Property Group	Amend [H6.6.6(1A)] Height in relation to boundary outside of WCs to 14m +60o within 21.5m of the site frontage to better enable buildings up to five storeys.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.45	Aedifice Property Group	Provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1962.46	Aedifice Property Group	[Amend the WC for all highly accessible Town Centres] to provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS83	Heidi Baker	Oppose	1962.47	Aedifice Property Group	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1962.48	Aedifice Property Group	Provide THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	1962.49	Aedifice Property Group	Provide THAB zoning within a 1600m walking catchment of the City Centre.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	1962.50	Aedifice Property Group	[Inferred: Rezone all properties to] provide THAB zoning within a 1600m walking catchment of the City Centre.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Oppose	1962.51	Aedifice Property Group	Amend the maximum height limit to 32.5m within rapid transit WCs that are a ten minute journey to the City Centre (Britomart, Aotea and Karanga-Hape Stations).	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

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FS83	Heidi Baker	Oppose	1962.52	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10minute journey to the city centre (Britomart, Aotea and Karanga-Hape Stations) [to allow for more than 6 storeys].	Height	RTN WC Intensificatio n response
FS83	Heidi Baker	Oppose	1962.53	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10 minute journey to the city centre (Britomart. Aotea, and Karanga-Hape Stations).	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	1962.54	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres.	Height	RTN WC Intensificatio n response
FS83	Heidi Baker	Oppose	1962.55	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres [to allow for more than 6 storeys].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	1962.56	Aedifice Property Group	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	1962.57	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Akoranga].	Walkable Catchments	WC RTN Akoranga
FS83	Heidi Baker	Oppose	1962.58	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.59	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	1962.60	Aedifice Property Group	Amend special information requirement (D15.9) to apply to applications for discretionary or non-complying activities only.	Qualifying Matters Other	Ridgeline Protection (D15)
FS83	Heidi Baker	Oppose	1962.61	Aedifice Property Group	Delete all new activities and standards [such as Minor Dwelling and Home Occupation] in Chapter D18 [Special Character Area] carried over from the Single House zone.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1962.62	Aedifice Property Group	Retain the operative standard D18.6.1.3 Yards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1962.63	Aedifice Property Group	Add more historic heritage areas as a QM to allow best examples of Auckland's heritage to be retained	Qualifying Matters A-I	Historic Heritage (D17)
FS83	Heidi Baker	Oppose	1962.64	Aedifice Property Group	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal

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FS83	Heidi Baker	Oppose	1962.65	Aedifice Property Group	Amend underlying zone subject to SCAR overlays to allow for intensification [if the SCAR overlay areas are retained].	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS83	Heidi Baker	Oppose	1962.66	Aedifice Property Group	Amend underlying zone subject to SCAB overlays to allow for intensification [if the SCAB overlay areas are retained].	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS83	Heidi Baker	Oppose	1962.67	Aedifice Property Group	Amend H6.6.21 [infer H6.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.68	Aedifice Property Group	Amend H6.8.2 [infer H5.8.2] to reflect consequential amendments requested as part of the submission [refer to page 26 of submission for details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	1962.69	Aedifice Property Group	Delete H3A.2(5), H3A.2(6), H3A.2(7), H3A.2(8), H3A.2(9), H3A.2(10), H3A.2(11) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.70	Aedifice Property Group	Delete H3A.3(8), H3A.3(9), H3A.3(10), H3A.3(11), H3A.3(12), H3A.3(13), H3A.3(14), H3A.3(15), H3A.3(16), H3A.3(17) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.71	Aedifice Property Group	Amend H6.6.11(6) [infer H5.6.12] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.72	Aedifice Property Group	Delete activity H3A.4.1(A4) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.73	Aedifice Property Group	Delete activity H3A.4.1(A5) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.74	Aedifice Property Group	Delete activity H3A.4.1(A6) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS83	Heidi Baker	Oppose	1962.75	Aedifice Property Group	Delete activity H3A.4.1(A7) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.76	Aedifice Property Group	Delete activity H3A.4.1(A8) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.77	Aedifice Property Group	Delete activity H3A.4.1(A9) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.78	Aedifice Property Group	Delete activity H3A.4.1 (A10) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.79	Aedifice Property Group	Delete H3A.5(4) Notification [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.80	Aedifice Property Group	Delete standard H3A.6.1 [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.81	Aedifice Property Group	Delete standard H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified in the planning maps [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.82	Aedifice Property Group	Delete standard H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.83	Aedifice Property Group	Delete standard H3A.6.6 Additions to buildings structures existing at 30 September 2013 in the ONC, HNC, ONL overlays [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1962.84	Aedifice Property Group	Delete standard H3A.6.7(2) Building height [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.85	Aedifice Property Group	Delete standard H3A.6.10(2) Maximum impervious area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.86	Aedifice Property Group	Delete standard H3A.6.11(2), H3A.6.11(3), H3A.6.11(4) Building coverage [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.87	Aedifice Property Group	Delete standard H3A.6.12(3) Landscaped area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	1962.88	Aedifice Property Group	Approve Objective H5.2(1A).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.89	Aedifice Property Group	Approve Objective H5.2(1B).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.90	Aedifice Property Group	Amend Objective H5.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents and (b) to adjoining sites; and (c) to the street.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.91	Aedifice Property Group	Approve Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.92	Aedifice Property Group	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.93	Aedifice Property Group	Approve Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.94	Aedifice Property Group	Delete Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS83	Heidi Baker	Oppose	1962.95	Aedifice Property Group	Amend Policy H5.3(6A) as follows: '(a) maintaining Achieving a suitable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;…(e)minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.96	Aedifice Property Group	Amend Policy H5.3(14) as follows: 'Require development of four or more dwelling per site to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.97	Aedifice Property Group	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.98	Aedifice Property Group	Delete Policy H5.3(16).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	1962.99	Aedifice Property Group	Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.100	Aedifice Property Group	Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.101	Aedifice Property Group	Amend activity H.5.4.1 (A3) to MDRS matters only.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.102	Aedifice Property Group	Delete activity H5.4.1(A14A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.103	Aedifice Property Group	Delete activity H5.4.1(A14B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.104	Aedifice Property Group	Delete activity H5.4.1 (A14C)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.105	Aedifice Property Group	Retain H.5.4.1(A30) and (A30A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.106	Aedifice Property Group	Retain H.5.4.1(A31) and (A31A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.107	Aedifice Property Group	Delete activity H5.4.1(A33).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.108	Aedifice Property Group	Delete activity H5.4.1(A33A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS83	Heidi Baker	Oppose	1962.109	Aedifice Property Group	Delete activity H.5.4.1 (A32B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.110	Aedifice Property Group	Amend H5.5(5) as follows: '...(i) Standard H5.6.4 Building height; (ii) Standard H5.6.5 Height in relation to boundary; (iii) Standard H5.6.8(1) Yards; (iv) Standard H5.6.9 Maximum impervious area; (v) Standard H5.6.10 Building coverage; (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area; (vii) Standard H5.6.12 (1) – (9) Outlook space; (viii) Standard H5.6.13 Daylight; (ix) Standard H5.6.14(1) – (4) Outdoor living space; (x) Standard H5.6.15 Front, side and rear fences and walls; (xi) Standard H5.6.16 Minimum dwelling size; (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; (xiii) Standard H5.6.19 Deep soil area and canopy tree; (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways (xv) Standard H5.6.21 Residential waste management.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	1962.111	Aedifice Property Group	Delete standard H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.112	Aedifice Property Group	Delete standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.113	Aedifice Property Group	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.114	Aedifice Property Group	Retain H5.6.5(2)(b) Height in relation to boundary.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.115	Aedifice Property Group	Delete standard H5.6.20 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.116	Aedifice Property Group	Delete H5.6.10(2) Building Coverage.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.117	Aedifice Property Group	Amend standard H6.6.12 [infer means H5.6.11] Landscaped Area to amalgamate H5.6.11(3) and H5.6.11(4) with H5.6.11(5), H5.6.1(6) and H5.6.11(7) and deleting the headings relating to the number of dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.118	Aedifice Property Group	Delete H5.6.12(1), H5.6.12(2), H5.6.12(3), H5.6.12(4), H5.6.12(5), H5.6.12(6), H5.6.12(7), H5.6.12(8), H5.6.12(9) so that all outlook space is applied under H5.6.12(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.119	Aedifice Property Group	Delete standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.120	Aedifice Property Group	Delete H5.6.14(1), H5.6.14(2), H5.6.14(3), H5.6.14(4) so that all outdoor living space is applied under H5.6.14(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.121	Aedifice Property Group	Amend standard H6.6.19(2) [infer means H5.6.18] as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	1962.122	Aedifice Property Group	Delete standard H6.6.21 [infers means H5.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.123	Aedifice Property Group	Approve standard H6.6.22 (1)(b) [infer means H5.6.21(1)(b)] Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	1962.124	Aedifice Property Group	Approve Objective H6.2(1A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.125	Aedifice Property Group	Amend Objective H6.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents; (b) to adjoining sites; and (c) to the street.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.126	Aedifice Property Group	Approve Objective H6.2 (5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.127	Aedifice Property Group	Amend Objective H6.2 (6) as follows: 'Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not nor increase the impact from their potential natural hazard risks.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.128	Aedifice Property Group	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.129	Aedifice Property Group	Amend Objective H6.2 (8) as follows: 'Enable safer pedestrian movements within the immediate locality of from higher density developments to ensure ease of pedestrian movement within the immediate locality, including to the rapid transport stops.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.130	Aedifice Property Group	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.131	Aedifice Property Group	Amend Policy H6.3(A4) as follows: delete from part (e) '… and private accessways.', delete from part (f) '…the maximum..', and amend part (g) as follows: 'requiring encouraging development to reduce the urban heat island effect on development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and...'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.132	Aedifice Property Group	Amend Policy H6.3(14) as follows: 'Require development to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	1962.133	Aedifice Property Group	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1962.134	Aedifice Property Group	Delete activity H.6.4.1(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.135	Aedifice Property Group	Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.136	Aedifice Property Group	Approve activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.137	Aedifice Property Group	Delete activity H.6.4.1(A3B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.138	Aedifice Property Group	Delete activity H6.4.1(A3C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.139	Aedifice Property Group	Amend activity H6.4.1 (A14) status to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.140	Aedifice Property Group	Amend activity H.6.4.1(A14) from 'dairies' to 'retail'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.141	Aedifice Property Group	Delete H6.5(6) Notification.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.142	Aedifice Property Group	Amend activity H6.4.1 (A15) status [infer small food and beverage] to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.143	Aedifice Property Group	Amend H6.6.12(e)[2] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.144	Aedifice Property Group	Retain H.6.4.1(A31) and (A31A) as one permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	1962.145	Aedifice Property Group	Retain H.6.4.1(A32) and (A32A) as one activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.146	Aedifice Property Group	Delete activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.147	Aedifice Property Group	Delete activity H6.4.1(A33A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.148	Aedifice Property Group	Delete activity H6.4.1 (A33B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.149	Aedifice Property Group	Amend H6.5 (5) Notification as follows: '(a) Standards that apply across the zone: (i) Standard H6.6.9 Yards (ii) Standard H6.6.10 Maximum impervious area; (iii) Standard H6.6.11 Building coverage (iv) Standard H6.6.12(1) - (3) Landscaped area; (v) Standard H6.6.13(1) – (9) Outlook space; (vi) Standard H6.6.14 Daylight; (vii) Standard H6.6.15(1) – (4) Outdoor living space; (viii) Standard H6.6.16 Front, side and rear fences and walls; (ix) Standard H6.6.17 Minimum dwelling size; (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; (xi) Standard H6.6.20 Deep soil area and canopy tree; (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; (xiii) Standard H6.6.22. Residential waste management.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	1962.150	Aedifice Property Group	Delete standard H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.151	Aedifice Property Group	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.152	Aedifice Property Group	Delete standard H6.6.5(1)(a) Building height.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.153	Aedifice Property Group	Retain H6.6.5(2)(b) Height in relation to boundary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.154	Aedifice Property Group	Delete standard H6.6.10 Maximum impervious area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	1962.155	Aedifice Property Group	Delete H6.6.11(2) Building Coverage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.156	Aedifice Property Group	Amend standard H6.6.12 Landscaped Area by amalgamating parts H6.6.12(A1) with H6.6.12(1) and deleting headings relating to the number of dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.157	Aedifice Property Group	Delete H6.6.13(1), H6.6.13(2), H6.6.13(3), H6.6.13(4), H6.6.13(5), H6.6.13(6), H6.6.13(7), H6.6.13(8), H6.6.13(9) so all outlook space is applied under H6.6.13(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.158	Aedifice Property Group	Delete standard H6.6.14 Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.159	Aedifice Property Group	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3), H6.6.15(4) so all outlook [outdoor] living space is applied under H6.6.15(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.160	Aedifice Property Group	Amend standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house. And visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.161	Aedifice Property Group	Delete standard H6.6.20 Deep Soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.162	Aedifice Property Group	Delete standard H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.163	Aedifice Property Group	Approve standard H6.6.22 (1)(b) Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.164	Aedifice Property Group	Amend the definition of canopy tree as follows: 'A tree that that has a minimum mature height of 8 metres 4 metres and canopy diameter of 6 metres 3 metres [to be achieved at maturity].'	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1962.165	Aedifice Property Group	Amend the definition of 'deep soil area' as follows: ' A vegetated or mulched area…. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring. Deep soil ….. Artificial grass and pavers are excluded from the deep soil area.'	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1962.166	Aedifice Property Group	Amend the definition of 'dwelling' as follows: 'Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen...Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.' or amend definition to only read as follows: 'Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.'	Plan making and procedural	Definitions

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FS83	Heidi Baker	Oppose	1962.167	Aedifice Property Group	Retain operative definition of 'Landscaped area'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1962.168	Aedifice Property Group	Approve the definition of 'relevant residential zone'.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1962.169	Aedifice Property Group	Amend the definition of 'servicing area' as follows: 'The area used to accommodate facilities necessary for the day to day needs of occupants, including:… heat pumps or air conditioning external units… Servicing facilities exclude:… external gas heaters boxes, heat pump or air conditioning external units; fibre internet boxes...'	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1962.170	Aedifice Property Group	No decision requested re the definition of 'urban heat island' .	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	1962.171	Aedifice Property Group	Delete LDR and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	1962.172	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Albany].	Walkable Catchments	WC RTN Albany
FS83	Heidi Baker	Oppose	1962.173	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Avondale].	Walkable Catchments	WC RTN Avondale
FS83	Heidi Baker	Oppose	1962.174	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Baldwin Ave].	Walkable Catchments	WC RTN Baldwin Ave
FS83	Heidi Baker	Oppose	1962.175	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Constellation].	Walkable Catchments	WC RTN Constellation
FS83	Heidi Baker	Oppose	1962.176	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Drury Central].	Walkable Catchments	WC RTN Drury Central
FS83	Heidi Baker	Oppose	1962.177	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ellerslie].	Walkable Catchments	WC RTN Ellerslie
FS83	Heidi Baker	Oppose	1962.178	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Fruitvale Road].	Walkable Catchments	WC RTN Fruitvale Rd
FS83	Heidi Baker	Oppose	1962.179	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Eden].	Walkable Catchments	WC RTN Glen Eden
FS83	Heidi Baker	Oppose	1962.180	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Innes].	Walkable Catchments	WC RTN Glen Innes
FS83	Heidi Baker	Oppose	1962.181	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Grafton].	Walkable Catchments	WC RTN Grafton
FS83	Heidi Baker	Oppose	1962.182	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Greenlane].	Walkable Catchments	WC RTN Greenlane
FS83	Heidi Baker	Oppose	1962.183	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Henderson].	Walkable Catchments	WC RTN Henderson
FS83	Heidi Baker	Oppose	1962.184	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Homai].	Walkable Catchments	WC RTN Homai
FS83	Heidi Baker	Oppose	1962.185	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Kingsland].	Walkable Catchments	WC RTN Kingsland
FS83	Heidi Baker	Oppose	1962.186	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manukau].	Walkable Catchments	WC RTN Manukau
FS83	Heidi Baker	Oppose	1962.187	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manurewa].	Walkable Catchments	WC RTN Manurewa

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FS83	Heidi Baker	Oppose	1962.188	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Meadowbank].	Walkable Catchments	WC RTN Meadowbank
FS83	Heidi Baker	Oppose	1962.189	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Middlemore].	Walkable Catchments	WC RTN Middlemore
FS83	Heidi Baker	Oppose	1962.190	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Morningside].	Walkable Catchments	WC RTN Morningside
FS83	Heidi Baker	Oppose	1962.191	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Albert].	Walkable Catchments	WC RTN Mt Albert
FS83	Heidi Baker	Oppose	1962.192	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Eden].	Walkable Catchments	WC RTN Mt Eden
FS83	Heidi Baker	Oppose	1962.193	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [New Lynn].	Walkable Catchments	WC RTN New Lynn
FS83	Heidi Baker	Oppose	1962.194	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Newmarket].	Walkable Catchments	WC RTN Newmarket
FS83	Heidi Baker	Oppose	1962.195	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōrākei].	Walkable Catchments	WC RTN Ōrākei
FS83	Heidi Baker	Oppose	1962.196	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōtāhuhu].	Walkable Catchments	WC RTN Ōtāhuhu
FS83	Heidi Baker	Oppose	1962.197	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Paerata].	Walkable Catchments	WC RTN Paerata
FS83	Heidi Baker	Oppose	1962.198	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pakuranga].	Walkable Catchments	WC RTN Pakuranga
FS83	Heidi Baker	Oppose	1962.199	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Panmure].	Walkable Catchments	WC RTN Panmure
FS83	Heidi Baker	Oppose	1962.200	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papakura].	Walkable Catchments	WC RTN Papakura
FS83	Heidi Baker	Oppose	1962.201	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papatoetoe].	Walkable Catchments	WC RTN Papatoetoe
FS83	Heidi Baker	Oppose	1962.202	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Walkable Catchments	WC RTN Parnell
FS83	Heidi Baker	Oppose	1962.203	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Penrose].	Walkable Catchments	WC RTN Penrose
FS83	Heidi Baker	Oppose	1962.204	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Puhinui].	Walkable Catchments	WC RTN Puhinui
FS83	Heidi Baker	Oppose	1962.205	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pukekohe].	Walkable Catchments	WC RTN Pukekohe
FS83	Heidi Baker	Oppose	1962.206	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rānui].	Walkable Catchments	WC RTN Rānui
FS83	Heidi Baker	Oppose	1962.207	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Remuera].	Walkable Catchments	WC RTN Remuera
FS83	Heidi Baker	Oppose	1962.208	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rosedale].	Walkable Catchments	WC RTN Rosedale
FS83	Heidi Baker	Oppose	1962.209	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Smales Farm].	Walkable Catchments	WC RTN Smales Farm

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FS83	Heidi Baker	Oppose	1962.210	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sturges Rd].	Walkable Catchments	WC RTN Sturges Rd
FS83	Heidi Baker	Oppose	1962.211	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnynook].	Walkable Catchments	WC RTN Sunnynook
FS83	Heidi Baker	Oppose	1962.212	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnyvale].	Walkable Catchments	WC RTN Sunnyvale
FS83	Heidi Baker	Oppose	1962.213	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Swanson].	Walkable Catchments	WC RTN Swanson
FS83	Heidi Baker	Oppose	1962.214	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sylvia Park].	Walkable Catchments	WC RTN Sylvia Park
FS83	Heidi Baker	Oppose	1962.215	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Takaanini].	Walkable Catchments	WC RTN Takaanini
FS83	Heidi Baker	Oppose	1962.216	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Te Mahia].	Walkable Catchments	WC RTN Te Mahia
FS83	Heidi Baker	Oppose	1962.217	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Future stops].	Walkable Catchments	WC RTN Future stops
FS83	Heidi Baker	Oppose	1962.218	Aedifice Property Group	Delete the requirement for the deep soil area to be provided in one contiguous area and allow it to be provided within private outdoor living areas under H6.6.20 [if the standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.219	Aedifice Property Group	Amend H6.6.21 to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	1962.220	Aedifice Property Group	Amend H6.8.2 to reflect consequential amendments requested as part of the submission [refer to page 34 of submission for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	1992.1	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS83	Heidi Baker	Oppose	1992.2	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Business - provisions
FS83	Heidi Baker	Oppose	1992.3	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS83	Heidi Baker	Oppose	2025.1	Greater Auckland	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Plan making and procedural	General

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FS83	Heidi Baker	Oppose	2025.2	Greater Auckland	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2025.3	Greater Auckland	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	2025.4	Greater Auckland	Delete the 72.5m height control in the City Centre.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	2025.5	Greater Auckland	Amend to a 2400m walkable catchment around the City Centre.	Walkable Catchments	WC City Centre - Extent
FS83	Heidi Baker	Oppose	2025.6	Greater Auckland	Amend to 1600m walkable catchment around Rapid Transit Stops in the Isthmus.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2025.7	Greater Auckland	Amend to 1600m walkable catchment around Metropolitan Centres in the Isthmus.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS83	Heidi Baker	Oppose	2025.8	Greater Auckland	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2025.9	Greater Auckland	Add Great North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.10	Greater Auckland	Add New North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.11	Greater Auckland	Add Great South Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.12	Greater Auckland	Add Remuera Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.13	Greater Auckland	Add Sandringham Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.14	Greater Auckland	Add Dominion Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.15	Greater Auckland	Add Manukau Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.16	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.17	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2025.18	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional Long Term Plan for interim improvements ahead of a longer-term major investment.	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2025.19	Greater Auckland	Amend approach to determining walkable catchment from a GIS approach to instead using a more flexible and generous approach that reflects the ability for rapid transit station access improvements to be made in the future.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2025.20	Greater Auckland	Amend to provide greater heights for residential zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	2025.21	Greater Auckland	Amend to provide greater heights for business zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	2025.22	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Mixed Housing Urban zone, subject to appropriate development controls.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2025.23	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Terraced Housing and Apartments Building zone, subject to appropriate development controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2025.24	Greater Auckland	Rezone the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2025.25	Greater Auckland	[Inferred] Reconsider the Special Character Areas Residential overlay for the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	2025.26	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2025.27	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	2025.28	Greater Auckland	Rezone Ivanhoe Road, Western Springs and surrounding area from Mixed Housing Urban to THAB zone due to proximity to high quality public transport and planning rapid transit corridor along SH16. (See map in submission).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2025.29	Greater Auckland	Remove the Special Character Areas Overlay near the Grey Lynn shops (e.g. Dryden Street, Grey Lynn) due to proximity to high quality transport outweighing character.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2025.30	Greater Auckland	Rezone areas of Segar Avenue, Tasman Avenue, Sutherland Road and Fontenoy Street, Mount Albert from Mixed Housing Urban to THAB Zone to reflect potential for pedestrian improvements across SH16 in future and very high-quality public transport along Carrington Road. (See map in submission).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2025.31	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	2025.32	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission) and rezone to an approriate zone [infer THAB zone].	Urban Environment	Single or small area rezoning proposal
FS83	Heidi Baker	Oppose	2025.33	Greater Auckland	Rezone the random and patchy areas of Mixed Housing Urban (e.g. Lillington Road and Wairakei Street, Remuera and Clonbern Road, Greenlane) to THAB Zone as Auckland Transport are already investigating ways to improve access to train stations such as Greenlane and Remuera, which would bring these areas within the walkable catchments of those stations. (See map in submission).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2025.34	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2025.35	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS83	Heidi Baker	Oppose	2025.36	Greater Auckland	Rezone the Ellerslie - Panmure Highway from Mixed Housing Urban to THAB Zone as it is a planned and funded rapid transit corridor that will meet the NPS UD definition of rapid transit. (See map in submission).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2025.37	Greater Auckland	Rezone the Eastern Busway Corridor - Ti Rakau Drive to THAB Zone where it currently Mixed Housing Urban as project now confirmed and funded as rapid transit project. (See map in submission).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2025.38	Greater Auckland	Rezone the Airport to Botany Corridor - Ti Irirangi Drive to THAB Zone as meets the criteria for being a planned rapid transit corridor. Project design is now well advanced and station locations confirmed. (See map in submission).	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2036.1	Evans Randall Investors Ltd	Reject plan change as not consistent with the NPS UD or MDRS.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2036.2	Evans Randall Investors Ltd	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2036.3	Evans Randall Investors Ltd	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS83	Heidi Baker	Oppose	2036.4	Evans Randall Investors Ltd	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2036.5	Evans Randall Investors Ltd	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2036.6	Evans Randall Investors Ltd	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2036.7	Evans Randall Investors Ltd	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	2036.8	Evans Randall Investors Ltd	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS83	Heidi Baker	Oppose	2036.9	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2036.10	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	2036.11	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS83	Heidi Baker	Oppose	2036.12	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2036.13	Evans Randall Investors Ltd	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2036.14	Evans Randall Investors Ltd	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.15	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.16	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.17	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.18	Evans Randall Investors Ltd	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.19	Evans Randall Investors Ltd	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.20	Evans Randall Investors Ltd	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.21	Evans Randall Investors Ltd	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.22	Evans Randall Investors Ltd	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.23	Evans Randall Investors Ltd	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2036.24	Evans Randall Investors Ltd	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2036.25	Evans Randall Investors Ltd	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2036.26	Evans Randall Investors Ltd	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2036.27	Evans Randall Investors Ltd	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2036.28	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2036.29	Evans Randall Investors Ltd	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2036.30	Evans Randall Investors Ltd	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2036.31	Evans Randall Investors Ltd	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2036.32	Evans Randall Investors Ltd	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.33	Evans Randall Investors Ltd	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.34	Evans Randall Investors Ltd	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.35	Evans Randall Investors Ltd	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.36	Evans Randall Investors Ltd	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.37	Evans Randall Investors Ltd	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.38	Evans Randall Investors Ltd	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.39	Evans Randall Investors Ltd	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.40	Evans Randall Investors Ltd	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.41	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.42	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2036.43	Evans Randall Investors Ltd	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.44	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.45	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.46	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.47	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.48	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.49	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.50	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.51	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.52	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.53	Evans Randall Investors Ltd	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2036.54	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.55	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.56	Evans Randall Investors Ltd	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.57	Evans Randall Investors Ltd	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2036.58	Evans Randall Investors Ltd	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.59	Evans Randall Investors Ltd	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.60	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.61	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.62	Evans Randall Investors Ltd	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.63	Evans Randall Investors Ltd	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.64	Evans Randall Investors Ltd	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.65	Evans Randall Investors Ltd	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.66	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.67	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.68	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.69	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.70	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.71	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.72	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	2036.73	Evans Randall Investors Ltd	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.74	Evans Randall Investors Ltd	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.75	Evans Randall Investors Ltd	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2036.76	Evans Randall Investors Ltd	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.77	Evans Randall Investors Ltd	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.78	Evans Randall Investors Ltd	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.79	Evans Randall Investors Ltd	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.80	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.81	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.82	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.83	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.84	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS83	Heidi Baker	Oppose	2036.85	Evans Randall Investors Ltd	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.86	Evans Randall Investors Ltd	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.87	Evans Randall Investors Ltd	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.88	Evans Randall Investors Ltd	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.89	Evans Randall Investors Ltd	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.90	Evans Randall Investors Ltd	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.91	Evans Randall Investors Ltd	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.92	Evans Randall Investors Ltd	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.93	Evans Randall Investors Ltd	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.94	Evans Randall Investors Ltd	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2036.95	Evans Randall Investors Ltd	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS83	Heidi Baker	Oppose	2036.96	Evans Randall Investors Ltd	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2036.97	Evans Randall Investors Ltd	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2036.98	Evans Randall Investors Ltd	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2036.99	Evans Randall Investors Ltd	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.100	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.101	Evans Randall Investors Ltd	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.102	Evans Randall Investors Ltd	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.103	Evans Randall Investors Ltd	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.104	Evans Randall Investors Ltd	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.105	Evans Randall Investors Ltd	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	2036.106	Evans Randall Investors Ltd	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.107	Evans Randall Investors Ltd	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.108	Evans Randall Investors Ltd	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.109	Evans Randall Investors Ltd	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.110	Evans Randall Investors Ltd	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.111	Evans Randall Investors Ltd	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.112	Evans Randall Investors Ltd	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.113	Evans Randall Investors Ltd	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2036.114	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.115	Evans Randall Investors Ltd	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.116	Evans Randall Investors Ltd	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	2036.117	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.118	Evans Randall Investors Ltd	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.119	Evans Randall Investors Ltd	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.120	Evans Randall Investors Ltd	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.121	Evans Randall Investors Ltd	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.122	Evans Randall Investors Ltd	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.123	Evans Randall Investors Ltd	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.124	Evans Randall Investors Ltd	Amend the proposed new assessment criteria H6.8.2.(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.125	Evans Randall Investors Ltd	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.126	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.127	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'attractive'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	2036.128	Evans Randall Investors Ltd	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.129	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.130	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.131	Evans Randall Investors Ltd	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.132	Evans Randall Investors Ltd	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.133	Evans Randall Investors Ltd	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.134	Evans Randall Investors Ltd	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.135	Evans Randall Investors Ltd	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2036.136	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.137	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2036.138	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.139	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.140	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.141	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.142	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.143	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.144	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2036.145	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.146	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2036.147	Evans Randall Investors Ltd	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	2036.148	Evans Randall Investors Ltd	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	2036.149	Evans Randall Investors Ltd	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	2036.150	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	2036.151	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2036.152	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2036.153	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2036.154	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2036.155	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions

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FS83	Heidi Baker	Oppose	2036.156	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS83	Heidi Baker	Oppose	2036.157	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS83	Heidi Baker	Oppose	2036.158	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	2036.159	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	2036.160	Evans Randall Investors Ltd	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2036.161	Evans Randall Investors Ltd	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2036.162	Evans Randall Investors Ltd	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2036.163	Evans Randall Investors Ltd	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	2036.164	Evans Randall Investors Ltd	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2036.165	Evans Randall Investors Ltd	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	2036.166	Evans Randall Investors Ltd	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2040.1	Mike Greer Developments	Approve C1.6A Overlay and precinct rules as the revised wording proposed by the plan change clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS83	Heidi Baker	Oppose	2040.2	Mike Greer Developments	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2040.3	Mike Greer Developments	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2040.4	Mike Greer Developments	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	2040.5	Mike Greer Developments	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS83	Heidi Baker	Oppose	2040.6	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2040.7	Mike Greer Developments	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	2040.8	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS83	Heidi Baker	Oppose	2040.9	Mike Greer Developments	Rezone all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2040.10	Mike Greer Developments	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.11	Mike Greer Developments	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.12	Mike Greer Developments	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.13	Mike Greer Developments	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS83	Heidi Baker	Oppose	2040.14	Mike Greer Developments	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.15	Mike Greer Developments	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.16	Mike Greer Developments	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.17	Mike Greer Developments	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.18	Mike Greer Developments	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.19	Mike Greer Developments	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.20	Mike Greer Developments	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2040.21	Mike Greer Developments	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2040.22	Mike Greer Developments	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2040.23	Mike Greer Developments	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2040.24	Mike Greer Developments	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2040.25	Mike Greer Developments	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2040.26	Mike Greer Developments	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2040.27	Mike Greer Developments	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS83	Heidi Baker	Oppose	2040.28	Mike Greer Developments	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2040.29	Mike Greer Developments	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.30	Mike Greer Developments	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.31	Mike Greer Developments	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.32	Mike Greer Developments	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.33	Mike Greer Developments	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.34	Mike Greer Developments	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.35	Mike Greer Developments	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.36	Mike Greer Developments	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.37	Mike Greer Developments	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.38	Mike Greer Developments	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.39	Mike Greer Developments	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.40	Mike Greer Developments	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.41	Mike Greer Developments	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.42	Mike Greer Developments	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	2040.43	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.44	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.45	Mike Greer Developments	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.46	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.47	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.48	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.49	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.50	Mike Greer Developments	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2040.51	Mike Greer Developments	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.52	Mike Greer Developments	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.53	Mike Greer Developments	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.54	Mike Greer Developments	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.55	Mike Greer Developments	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.56	Mike Greer Developments	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.57	Mike Greer Developments	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	2040.58	Mike Greer Developments	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.59	Mike Greer Developments	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.60	Mike Greer Developments	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.61	Mike Greer Developments	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.62	Mike Greer Developments	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.63	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.64	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.65	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.66	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.67	Mike Greer Developments	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.68	Mike Greer Developments	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.69	Mike Greer Developments	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.70	Mike Greer Developments	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.71	Mike Greer Developments	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2040.72	Mike Greer Developments	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	2040.73	Mike Greer Developments	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.74	Mike Greer Developments	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.75	Mike Greer Developments	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.76	Mike Greer Developments	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.77	Mike Greer Developments	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.78	Mike Greer Developments	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.79	Mike Greer Developments	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.80	Mike Greer Developments	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.81	Mike Greer Developments	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.82	Mike Greer Developments	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.83	Mike Greer Developments	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2040.84	Mike Greer Developments	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.85	Mike Greer Developments	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.86	Mike Greer Developments	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.87	Mike Greer Developments	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.88	Mike Greer Developments	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.89	Mike Greer Developments	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.90	Mike Greer Developments	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.91	Mike Greer Developments	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2040.92	Mike Greer Developments	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2040.93	Mike Greer Developments	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2040.94	Mike Greer Developments	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS83	Heidi Baker	Oppose	2040.95	Mike Greer Developments	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2040.96	Mike Greer Developments	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.97	Mike Greer Developments	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.98	Mike Greer Developments	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.99	Mike Greer Developments	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.100	Mike Greer Developments	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.101	Mike Greer Developments	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.102	Mike Greer Developments	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.103	Mike Greer Developments	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.104	Mike Greer Developments	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	2040.105	Mike Greer Developments	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.106	Mike Greer Developments	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.107	Mike Greer Developments	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.108	Mike Greer Developments	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.109	Mike Greer Developments	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.110	Mike Greer Developments	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2040.111	Mike Greer Developments	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.112	Mike Greer Developments	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.113	Mike Greer Developments	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.114	Mike Greer Developments	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.115	Mike Greer Developments	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	2040.116	Mike Greer Developments	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.117	Mike Greer Developments	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.118	Mike Greer Developments	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.119	Mike Greer Developments	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.120	Mike Greer Developments	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.121	Mike Greer Developments	Amend the proposed new assessment criteria H6.8.2..(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.122	Mike Greer Developments	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.123	Mike Greer Developments	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'and 'attractive' Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.124	Mike Greer Developments	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.125	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.126	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	2040.127	Mike Greer Developments	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.128	Mike Greer Developments	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.129	Mike Greer Developments	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.130	Mike Greer Developments	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.131	Mike Greer Developments	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2040.132	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.133	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.134	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.135	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS83	Heidi Baker	Oppose	2040.136	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.137	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.138	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.139	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.140	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.141	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2040.142	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2040.143	Mike Greer Developments	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	2040.144	Mike Greer Developments	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	2040.145	Mike Greer Developments	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	2040.146	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	2040.147	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2040.148	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2040.149	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2040.150	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2040.151	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2040.152	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS83	Heidi Baker	Oppose	2040.153	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS83	Heidi Baker	Oppose	2040.154	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	2040.155	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone

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FS83	Heidi Baker	Oppose	2040.156	Mike Greer Developments	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2040.157	Mike Greer Developments	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2040.158	Mike Greer Developments	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2040.159	Mike Greer Developments	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use Zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	2040.160	Mike Greer Developments	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2040.161	Mike Greer Developments	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	2040.162	Mike Greer Developments	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2041.1	Neilston Homes	Amend the plan change to as it is inefficient and costly, onerous and would lead to complicated and costly resource consent applications and interpretation issues.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2041.2	Neilston Homes	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS83	Heidi Baker	Oppose	2041.3	Neilston Homes	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2041.4	Neilston Homes	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2041.5	Neilston Homes	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS83	Heidi Baker	Oppose	2041.6	Neilston Homes	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2041.7	Neilston Homes	Amend in G2 by adding the folllowing explanation: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	2041.8	Neilston Homes	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centres - Methodology
FS83	Heidi Baker	Oppose	2041.9	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2041.10	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	2041.11	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS83	Heidi Baker	Oppose	2041.12	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2041.13	Neilston Homes	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.14	Neilston Homes	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.15	Neilston Homes	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.16	Neilston Homes	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.17	Neilston Homes	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.18	Neilston Homes	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.19	Neilston Homes	6A) Require development to achieve a built form that contributes to the planned outcomes of the zone high-quality built environment outcomes by: (a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.20	Neilston Homes	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.21	Neilston Homes	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.22	Neilston Homes	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2041.23	Neilston Homes	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.24	Neilston Homes	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.25	Neilston Homes	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.26	Neilston Homes	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.27	Neilston Homes	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.28	Neilston Homes	Delete standards not identified within the MDRS in (A4) within H5.4 Activity table - four or more dwellings per site. The standards for: - Infrastructure standards: - Deep soil area and canopy tree; - Safety and privacy buffer -Residential waste management	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.29	Neilston Homes	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.30	Neilston Homes	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.31	Neilston Homes	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2041.32	Neilston Homes	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.33	Neilston Homes	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.34	Neilston Homes	Delete H5.6.5. Height in relation to boundary 'privacy' wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.35	Neilston Homes	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.36	Neilston Homes	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.37	Neilston Homes	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.38	Neilston Homes	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.39	Neilston Homes	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.40	Neilston Homes	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a SEA already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.41	Neilston Homes	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.42	Neilston Homes	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.43	Neilston Homes	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.44	Neilston Homes	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.45	Neilston Homes	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.46	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.47	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.48	Neilston Homes	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.49	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.50	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.51	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.52	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.53	Neilston Homes	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2041.54	Neilston Homes	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.55	Neilston Homes	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.56	Neilston Homes	Delete the new proposed assessment criteria in H5.8.1 Assessment to read as follows: (ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.57	Neilston Homes	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - to read: "C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.58	Neilston Homes	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.59	Neilston Homes	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove H5.8.2(1)(f) requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.60	Neilston Homes	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places.. Delete H5.8.2(h)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.61	Neilston Homes	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), and delete references to the need for wider upgrades of the adjacent road network under (I). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.62	Neilston Homes	Amend new proposed assessment criteria within H5.8.2 (4)(iii) to read: "iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.63	Neilston Homes	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.64	Neilston Homes	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.65	Neilston Homes	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.66	Neilston Homes	Amend H5.8.2 assessment criteria (15) to read: e) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.67	Neilston Homes	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS (see page 17-18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.68	Neilston Homes	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.69	Neilston Homes	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.70	Neilston Homes	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.71	Neilston Homes	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.72	Neilston Homes	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.73	Neilston Homes	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.74	Neilston Homes	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.75	Neilston Homes	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2041.76	Neilston Homes	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.77	Neilston Homes	Amend objective H6.2(A1)(ii) and introduce a new (iii). ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.78	Neilston Homes	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.79	Neilston Homes	Amend objective H6.2(2) to read: 2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.in a variety of forms.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.80	Neilston Homes	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.81	Neilston Homes	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.82	Neilston Homes	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.83	Neilston Homes	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.84	Neilston Homes	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.85	Neilston Homes	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.86	Neilston Homes	Amend policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity as follows: 1) Enable a variety of housing types at high densities including terrace housing and low to midrise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.87	Neilston Homes	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: "2) Require the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a reasonable high quality built environment: (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.88	Neilston Homes	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective as follows: "A4) Require development to achieve a built planned urban form that contributes to reasonable highquality built environment outcomes by: (a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; ... (d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;"	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.89	Neilston Homes	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: 4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.90	Neilston Homes	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.91	Neilston Homes	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.92	Neilston Homes	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.93	Neilston Homes	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.94	Neilston Homes	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2041.95	Neilston Homes	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2041.96	Neilston Homes	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2041.97	Neilston Homes	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.98	Neilston Homes	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2041.99	Neilston Homes	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.100	Neilston Homes	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.101	Neilston Homes	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.102	Neilston Homes	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.103	Neilston Homes	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.104	Neilston Homes	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.105	Neilston Homes	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment' as follows: 1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment. (2) On a site subject to a Significant Ecological Areas Overlay: (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.106	Neilston Homes	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.107	Neilston Homes	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.108	Neilston Homes	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.109	Neilston Homes	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.110	Neilston Homes	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.111	Neilston Homes	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.112	Neilston Homes	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS83	Heidi Baker	Oppose	2041.113	Neilston Homes	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2041.114	Neilston Homes	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.115	Neilston Homes	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.116	Neilston Homes	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.117	Neilston Homes	interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d) as follows: ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.118	Neilston Homes	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.119	Neilston Homes	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.120	Neilston Homes	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades in H6.8.2(1)(f).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.121	Neilston Homes	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) reference to use of quality, durable and easily maintainable materials. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road. network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.122	Neilston Homes	Delete within H6.8.2.(3)(l) assessment criteria references to: references to the need for wider upgrades of the adjacent road network. Delete references to deep soil and communal open space in 3(g); Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.123	Neilston Homes	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to '"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.124	Neilston Homes	Amend the proposed new assessment criteria H6.8.2(6) for Height in relation to boundary to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.125	Neilston Homes	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.126	Neilston Homes	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'attractive' as follows: (f) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	2041.127	Neilston Homes	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i) as follows: H6.8.2. Assessment criteria (15A) For windows to street and private vehicle and pedestrian accessways (a) refer to Policy H5.3(C1) (b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.128	Neilston Homes	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.129	Neilston Homes	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.130	Neilston Homes	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.131	Neilston Homes	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.132	Neilston Homes	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.133	Neilston Homes	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension in H5.9 Special information requirements. .	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.134	Neilston Homes	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2041.135	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.136	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.137	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.138	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.139	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.140	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.141	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.142	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2041.143	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.144	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.145	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2041.146	Neilston Homes	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	2041.147	Neilston Homes	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	2041.148	Neilston Homes	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	2041.149	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.). [Infer to retain H9.6.2 Height in relation to boundary control as outlined in Table H9.6.2.1]	Business Zones provisions	Metropolitan Centre Zone - provisions
FS83	Heidi Baker	Oppose	2041.150	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2041.151	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions

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FS83	Heidi Baker	Oppose	2041.152	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2041.153	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2041.154	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2041.155	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS83	Heidi Baker	Oppose	2041.156	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS83	Heidi Baker	Oppose	2041.157	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details. [Infer reference should be H13.6.1]	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	2041.158	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	2041.159	Neilston Homes	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2041.160	Neilston Homes	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2041.161	Neilston Homes	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2041.162	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS83	Heidi Baker	Oppose	2041.163	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	2041.164	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Walkable Catchments	WC General - Methodology

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FS83	Heidi Baker	Oppose	2041.165	Neilston Homes	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2041.166	Neilston Homes	Include Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	2041.167	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2041.168	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2083.1	Universal Homes	Retain the revised wording of C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2083.2	Universal Homes	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2083.3	Universal Homes	Delete proposed Standards D14.6.5 – D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2083.4	Universal Homes	Amend the wording of Chapter G2 to include the wording specified.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	2083.5	Universal Homes	Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS83	Heidi Baker	Oppose	2083.6	Universal Homes	That the Auckland Council reviews all OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2083.7	Universal Homes	Retain the revised wording of objective H5.2(1).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.8	Universal Homes	Amend objective H5.2(3) to retain the existing wording from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.9	Universal Homes	Amend the wording of objective H5.2(6) to delete the proposed wording or reword to delete the reference to high quality built environment.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.10	Universal Homes	Amend objective H5.2(8) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.11	Universal Homes	Amend objective H5.2(9) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.12	Universal Homes	Delete objective H5.2(10) or amend to refer specifically to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.13	Universal Homes	Amend the text of Policy H5.3(6A) as specified in the submission.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.14	Universal Homes	Delete the proposed wording of Policy H5.2(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.15	Universal Homes	Delete policy H5.2(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.16	Universal Homes	Delete policy H5.2(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.17	Universal Homes	Delete policy H5.2(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2083.18	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2083.19	Universal Homes	Delete activity A2A from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2083.20	Universal Homes	Delete activities A2B and A33B from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2083.21	Universal Homes	Delete all standards to be complied with that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2083.22	Universal Homes	Delete all standards for four or more dwellings that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2083.23	Universal Homes	Amend H5.5(5) to delete all standards that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	2083.24	Universal Homes	Delete Standard H5.5(6).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.25	Universal Homes	Delete Standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.26	Universal Homes	Delete Standard H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.27	Universal Homes	Delete the word "privacy" from the purpose of Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.28	Universal Homes	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.29	Universal Homes	Amend Standard H5.6.5(b) to retain the existing minor protrusions exemptions for boundaries with Open Space zones from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.30	Universal Homes	Amend Standard H5.6.9 Maximum Impervious Area to 70%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.31	Universal Homes	Delete the additional wording proposed for the purpose of Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.32	Universal Homes	Retain the proposed changes to Standard H5.6.10 Building Coverage, increasing building coverage to 50%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.33	Universal Homes	Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.34	Universal Homes	Amend the proposed text changes to Standard H5.6.11 Landscaped area to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.35	Universal Homes	Amend the proposed text changes to Standard H5.6.12 outlook to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.36	Universal Homes	Delete Standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.37	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.38	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard and delete the communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.39	Universal Homes	Delete Standard H5.6.18 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.40	Universal Homes	Delete standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.41	Universal Homes	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.42	Universal Homes	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2083.43	Universal Homes	Delete matters of control H5.7.1.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.44	Universal Homes	Delete matters of discretion H5.8.1(1)©.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.45	Universal Homes	Delete matters of discretion H5.8.1(2)(ia).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.46	Universal Homes	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.47	Universal Homes	Delete matters of discretion H5.8.1(6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.48	Universal Homes	Amend assessment criteria H5.8.2(1)(b)(i) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.49	Universal Homes	Amend the wording of assessment criteria H5.8.2(2) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.50	Universal Homes	Delete assessment criteria H5.8.2(3)(l).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.51	Universal Homes	Amend the wording of assessment criteria H5.8.2(4) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.52	Universal Homes	Amend the wording of assessment criteria H5.8.2(6) to refer to additional HIRB infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.53	Universal Homes	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.54	Universal Homes	Delete assessment criteria H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.55	Universal Homes	Amend assessment criteria H5.8.2(15) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.56	Universal Homes	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.57	Universal Homes	Delete assessment criteria H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.58	Universal Homes	Delete assessment criteria H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.59	Universal Homes	Delete assessment criteria H5.8.2(20) and move the necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.60	Universal Homes	Delete assessment criteria H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.61	Universal Homes	Delete assessment criteria H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.62	Universal Homes	Delete special information requirement (1) for a landscape plan.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.63	Universal Homes	Delete special information requirement (2) for deep soil areas.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.64	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2083.65	Universal Homes	Amend the zone description in H6.1 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.66	Universal Homes	Amend the wording of objectives H6.2(A1) and (B1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.67	Universal Homes	Delete objective H6.2(1A) or amend to remove the reference to a high quality built environment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.68	Universal Homes	Amend objective H6.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.69	Universal Homes	Amend objective H6.2(3) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.70	Universal Homes	Amend objective H6.2(4) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.71	Universal Homes	Delete objective H6.2(5) or reword to delete the reference to high quality building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.72	Universal Homes	Delete objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.73	Universal Homes	Delete objective H6.2(9)	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.74	Universal Homes	Retain proposed policy H6.3(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.75	Universal Homes	Amend the wording of policy H6.3(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.76	Universal Homes	Amend the wording of policy H6.3(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.77	Universal Homes	Amend the wording of policy H6.3(A4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.78	Universal Homes	Amend the wording of policy H6.3(4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.79	Universal Homes	Retain Policy H6.3(9) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.80	Universal Homes	Delete Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.81	Universal Homes	Delete Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.82	Universal Homes	Delete Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.83	Universal Homes	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2083.84	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2083.85	Universal Homes	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m2 as a permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2083.86	Universal Homes	Delete activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2083.87	Universal Homes	Delete activities H6.4(A2B) and A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2083.88	Universal Homes	Amend the activity table to delete standards to be complied with that are not identified within the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2083.89	Universal Homes	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.90	Universal Homes	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.91	Universal Homes	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.92	Universal Homes	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m2.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.93	Universal Homes	Amend standard H6.6.6 Height in Relation to Boundary to apply to the first 25m of the site rather than 21.5m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.94	Universal Homes	Amend standard H6.6.11 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.95	Universal Homes	Amend Standard H6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.96	Universal Homes	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.97	Universal Homes	Delete standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.98	Universal Homes	Amend standard H6.6.15 to match the MDRS standard and delete the communal outdoor living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.99	Universal Homes	Delete standard H6.6.19 and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.100	Universal Homes	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.101	Universal Homes	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.102	Universal Homes	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2083.103	Universal Homes	Delete the proposed new assessment criteria for H6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.104	Universal Homes	Delete the proposed new assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.105	Universal Homes	Delete matter of discretion H6.8.1(1)©.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.106	Universal Homes	Delete matter of discretion H6.8.1(2)(ia)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.107	Universal Homes	Amend matters of discretion H6.8.1(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.108	Universal Homes	Delete matters of discretion H6.8.1(6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.109	Universal Homes	Amend assessment criteria H6.8.2(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.110	Universal Homes	Amend assessment criteria H6.8.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.111	Universal Homes	Amend assessment criteria H6.8.2(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.112	Universal Homes	Amend assessment criteria H6.8.2(5) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.113	Universal Homes	Amend assessment criteria H6.8.2(6) to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.114	Universal Homes	Delete assessment criteria H6.8.2(12)€.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.115	Universal Homes	Amend assessment criteria H6.8.2(15) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.116	Universal Homes	Amend assessment criteria H6.8.2(15A) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.117	Universal Homes	Delete assessment criteria H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.118	Universal Homes	Delete assessment criteria H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.119	Universal Homes	Delete assessment criteria H6.8.2(20) and move necessary criteria to H6.8.2(1) (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.120	Universal Homes	Delete assessment criteria H6.8.2(21).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.121	Universal Homes	Delete special information requirement (1) for a landscape plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.122	Universal Homes	Delete special information requirement (2) for deep soil areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.123	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2083.124	Universal Homes	Confirm deletion of Standards H8.6.10 and H8.6.12 - H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS83	Heidi Baker	Oppose	2083.125	Universal Homes	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS83	Heidi Baker	Oppose	2083.126	Universal Homes	Delete standard H8.6.34 Through Site Links and replace it with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS83	Heidi Baker	Oppose	2083.127	Universal Homes	Amend Standard H9.6.1 Building height to provide for unlimited height in the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS83	Heidi Baker	Oppose	2083.128	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS83	Heidi Baker	Oppose	2083.129	Universal Homes	Amend Standard H10.6.1 Building height to provide for a height of 32.5m within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2083.130	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2083.131	Universal Homes	Amend Standard H11.6.1 Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2083.132	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Local Centre Zone - provisions
FS83	Heidi Baker	Oppose	2083.133	Universal Homes	Increase the walkable catchment of the Local Centres Zone to 400m and up zone those sites within the walkable catchment to provide for at least 6 storeys.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2083.134	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS83	Heidi Baker	Oppose	2083.135	Universal Homes	Amend Standard H13.6.1 Building height to provide for a height of 24m within all Mixed Use Zones.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2083.136	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Mixed Use Zone
FS83	Heidi Baker	Oppose	2083.137	Universal Homes	Delete the definition for Canopy tree.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2083.138	Universal Homes	Delete the definition for Deep soil area.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2083.139	Universal Homes	Amend the definition of landscape area to clarify what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS. Alternatively retain the existing definition from the AUP(OP).	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2083.140	Universal Homes	Amend the Walkable catchment as set out in the submission.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS83	Heidi Baker	Oppose	2083.141	Universal Homes	Amend the plan change to ascribe a height of 24 to 6 storeys rather than 21m.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	2083.142	Universal Homes	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2083.143	Universal Homes	Include the Special Housing Areas into	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	2083.144	Universal Homes	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2238.1	Beachlands South Limited Partnership	Approve in general the application of the Mixed Housing urban zone through urban residential areas to incorporate the MDRS.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2238.2	Beachlands South Limited Partnership	Approve in general the application of the THAB zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2238.3	Beachlands South Limited Partnership	Reject the decision not to apply walkable catchments around ferry services.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2238.4	Beachlands South Limited Partnership	Approve the application of MDRS in Beachlands.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2238.5	Beachlands South Limited Partnership	Reject the Beachlands Transport Infrastructure Constraints QM unless Council unless it can be shown to be required by an appropriate level of analysis.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS83	Heidi Baker	Oppose	2238.6	Beachlands South Limited Partnership	Apply a walkable catchment to Beachlands from the edge of the Pine Harbour Ferry Terminal in accordance with the submitter's walking and cycling isochrone analysis [see Appendix 1].	Walkable Catchments	WC RTN Other
FS83	Heidi Baker	Oppose	2238.7	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2238.8	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2238.9	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2238.10	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2238.11	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2238.12	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2238.13	Beachlands South Limited Partnership	Remove H5.6.18 Windows to street and private vehicle and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2238.14	Beachlands South Limited Partnership	Remove H5.6.19 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2238.15	Beachlands South Limited Partnership	Remove H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2238.16	Beachlands South Limited Partnership	Remove H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2238.17	Beachlands South Limited Partnership	Remove all proposed special information requirements under H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2238.18	Beachlands South Limited Partnership	Remove H6.6.19 Windows to street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2238.19	Beachlands South Limited Partnership	Remove H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2238.20	Beachlands South Limited Partnership	Remove H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2238.21	Beachlands South Limited Partnership	Remove H6.6.22 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2238.22	Beachlands South Limited Partnership	Remove all proposed special information requirements under H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2238.23	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2238.24	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2238.25	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2238.26	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2238.27	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2238.28	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2238.29	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	2238.30	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.1	Stuart P.C. Ltd	Approve the zoning of Selwyn Avenue, Mission Bay.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.2	Stuart P.C. Ltd	Amend plan change provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council QM and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.3	Stuart P.C. Ltd	Remove from maps overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.4	Stuart P.C. Ltd	Approve C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2248.5	Stuart P.C. Ltd	Delete the requirement that that all applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect, commensurate with the scale and significance of the effects of the proposed buildings.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2248.6	Stuart P.C. Ltd	Delete statement ‘The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ from E38 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2248.7	Stuart P.C. Ltd	Delete 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA' from E36 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2248.8	Stuart P.C. Ltd	Delete statement 'and in some cases has applied the Residential - Low Density Residential Zone to this land' from E36.1 Background.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2248.9	Stuart P.C. Ltd	Delete references to QM from the following amendment to E38.1: 'This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters.'	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.10	Stuart P.C. Ltd	Delete references to QM from E38.2(10)(d), E38.2(10)(e), and E38.2 Medium Density Residential Standards Objectives (11).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.11	Stuart P.C. Ltd	Delete references to QM from E38.3 Policies (13), (31), (32), (33), (34), and (35), particularly references to the mapped Infrastructure Constraints.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.12	Stuart P.C. Ltd	Delete references to QM, particularly the mapped Infrastructure Constraints, from Table E38.2 Activity table.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.13	Stuart P.C. Ltd	Approve the proposed provisions of E38.8.1A Standards, except specify that for subdivision around approved land use resource consent or around existing building and development Standard E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.14	Stuart P.C. Ltd	Expand the provisions of E38.8.1A Standards to also apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.15	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.8.2 Standards.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.16	Stuart P.C. Ltd	Reject amendments to E38.11.1.	Subdivision	Urban Subdivision

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FS83	Heidi Baker	Oppose	2248.17	Stuart P.C. Ltd	Reject amendments to E38.11.2.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.18	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.1.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.19	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.2.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2248.20	Stuart P.C. Ltd	Approve Mixed Housing Urban zoning where it has been applied in Auckland.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.21	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2248.22	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.23	Stuart P.C. Ltd	Delete H5.2 Objectives (5), (6), (7), (8), (9), and (10).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2248.24	Stuart P.C. Ltd	Delete H5.3 Policies (6A)(a),(b),(c),(d),(e),(f),(g),(h),(i), (7), (11), (12), (13), (14), (15), (16), and (17).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2248.25	Stuart P.C. Ltd	Delete from H5.4.1 Activity Table the following clarifying statement: 'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2248.26	Stuart P.C. Ltd	Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2248.27	Stuart P.C. Ltd	Delete from H5.4.A Activity Table 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2248.28	Stuart P.C. Ltd	Reject in H5.4.A Activity Table the Introduction of extensive new standards to be complied with against new and existing rules.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2248.29	Stuart P.C. Ltd	Approve the deletion of existing notification provisions at H5.5(1) and approve all of the text at H5.5(4), (5), and (6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2248.30	Stuart P.C. Ltd	Approve H5.6.3A (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.31	Stuart P.C. Ltd	Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.32	Stuart P.C. Ltd	Delete H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS83	Heidi Baker	Oppose	2248.33	Stuart P.C. Ltd	Approve H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.34	Stuart P.C. Ltd	Approve amendments to H6.6.8 except for Table H5.6.8.2. being identified as a QM.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.35	Stuart P.C. Ltd	Approve amendments to H5.6.10 except for the following additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: 'Purpose: …and to provide for the protection and management of SEAs' and H5.6.10 (2) (a), (b), and (c).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.36	Stuart P.C. Ltd	Approve following amendments to H5.6.11 'Developments containing up to three dwellings must comply with the following: (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling,' as they are required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.37	Stuart P.C. Ltd	Reject the following amendments to H5.6.11: 'Development containing four or more dwellings and any other developments must comply with the following: (5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch. (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1… (7) A minimum of 50% of the front yard must be landscaped.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.38	Stuart P.C. Ltd	Approve amendments to H5.6.12 which have been amended to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.39	Stuart P.C. Ltd	Approve the reduction of the outlook requirement to 5m in H5.6.12 where it has been amended to apply to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.40	Stuart P.C. Ltd	Reject 'measurement from balcony edge' in H5.6.12 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.41	Stuart P.C. Ltd	Reject in H5.6.12 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.42	Stuart P.C. Ltd	Approve those amendments to H.5.6.14 which give effect to MDRS requirements for up to three dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.43	Stuart P.C. Ltd	Reject the following amendments to H5.6.14: Purpose statement expanded to specify integrated residential areas and that living space must be separated from vehicle access and manoeuvring areas; and the requirement that hat private outdoor living spaces are directly accessible from main dwelling areas; and the requirement that communal outdoor living spaces are conveniently accessible for all occupants.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.44	Stuart P.C. Ltd	Reject where Standard H5.6.14 has been amended to apply to four or more dwellings and where it is specified that it applies to integrated residential areas.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.45	Stuart P.C. Ltd	Reject the whole of H5.6.14 (4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2248.46	Stuart P.C. Ltd	Delete H5.6.18.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.47	Stuart P.C. Ltd	Delete H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.48	Stuart P.C. Ltd	Delete H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.49	Stuart P.C. Ltd	Delete H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.50	Stuart P.C. Ltd	Delete the following text from H5.7.1: 'The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application: (1) For one dwelling per site subject to a Significant Ecological Area Overlay: (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area; (b) The location, bulk and scale of built development relative to the surrounding ecological values,' or if retained do not refer to 'sites' subject to a SEA overlay but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.51	Stuart P.C. Ltd	Delete H5.7.2(1)(a).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2248.52	Stuart P.C. Ltd	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.53	Stuart P.C. Ltd	Delete H5.8.2(1)(b), (c), (d), (e).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.54	Stuart P.C. Ltd	Approve the deletion of 'intensity' from matters of discretion H5.8.1(2)(a)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.55	Stuart P.C. Ltd	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.56	Stuart P.C. Ltd	Approve the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.57	Stuart P.C. Ltd	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.58	Stuart P.C. Ltd	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.59	Stuart P.C. Ltd	Delete substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site and amendments to criteria for four or more dwellings at H5.8.2(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS83	Heidi Baker	Oppose	2248.60	Stuart P.C. Ltd	Delete changes to matters of discretion H5.8.1(3) relating to integrated residential developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.61	Stuart P.C. Ltd	Delete H5.8.1 (6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.62	Stuart P.C. Ltd	Delete amendments / significant additions to H5.8.2(4).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.63	Stuart P.C. Ltd	Approve amendments / significant additions to H5.8.2(6).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.64	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(9).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.65	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(10).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.66	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(11).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.67	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.68	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(13).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.69	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.70	Stuart P.C. Ltd	Approve proposed provisions in H5.8.2(15).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.71	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(15A).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.72	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(16).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.73	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(17).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.74	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2248.75	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.76	Stuart P.C. Ltd	Delete new criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.77	Stuart P.C. Ltd	Delete new criteria at H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.78	Stuart P.C. Ltd	Delete new criteria at H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.79	Stuart P.C. Ltd	Delete H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2248.80	Stuart P.C. Ltd	Approve the application of the THAB zone to areas inside walkable catchments.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.81	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2248.82	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2248.83	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2248.84	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	2248.85	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)
FS83	Heidi Baker	Oppose	2248.86	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	2248.87	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	2248.88	Stuart P.C. Ltd	Approve amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2248.89	Stuart P.C. Ltd	Delete new objectives and amendments to objectives at H6.2 and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2248.90	Stuart P.C. Ltd	Delete new policies and amendments to policies at H6.3, noting particularly H6.3(4A)(e), (12), and (14), and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2248.91	Stuart P.C. Ltd	Delete significant additions to Activity Table H6.4.1, including but not limited to (A7), (A31), and (A31A), particularly removing reference to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2248.92	Stuart P.C. Ltd	Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2248.93	Stuart P.C. Ltd	Delete duplications of rules and standards throughout H6.4.1 (A31), (A31A), (A32), (A32A), (A33), (A33A) to better streamline the plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2248.94	Stuart P.C. Ltd	Approve the notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2248.95	Stuart P.C. Ltd	Delete H6.6.4B and H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.96	Stuart P.C. Ltd	Delete the MDRS standard 'for up to three dwellings' in H6.6.5 and replace it with the standard zone height limits proposed inside or outside walkable catchments and enable at least six storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.97	Stuart P.C. Ltd	Approve proposed amendments to H6.6.6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.98	Stuart P.C. Ltd	Approve deletion of H6.6.7 as long as the proposed amendments to H6.6.6 are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.99	Stuart P.C. Ltd	Approve H.6.8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2248.100	Stuart P.C. Ltd	Delete provisions relating to SEAs from H6.6.11.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.101	Stuart P.C. Ltd	Delete amendments to H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.102	Stuart P.C. Ltd	Approve reduction of outlook requirement to 5m in H6.6.13.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.103	Stuart P.C. Ltd	Reject measurement from balcony edge in H6.6.13 where the standard specifies that 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.104	Stuart P.C. Ltd	Reject in H6.6.13 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.105	Stuart P.C. Ltd	Delete amendments to H6.6.15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.106	Stuart P.C. Ltd	Delete amendments to H6.6.19.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.107	Stuart P.C. Ltd	Delete amendments to H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.108	Stuart P.C. Ltd	Delete amendments to H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.109	Stuart P.C. Ltd	Delete amendments to H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2248.110	Stuart P.C. Ltd	Delete amendments to H6.7.1, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS83	Heidi Baker	Oppose	2248.111	Stuart P.C. Ltd	Delete amendments to H6.7.2, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.112	Stuart P.C. Ltd	Reject H6.8.1 (6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.113	Stuart P.C. Ltd	Retain assessment criteria relating to infrastructure capacity to serve a development in H6.8.1 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.114	Stuart P.C. Ltd	Delete H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.115	Stuart P.C. Ltd	Approve the proposed deletion of 'intensity' from H6.8.1(1)(b)(i), H6.8.1(2)((a)(i), H6.8.1(3)(a)(i), and H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.116	Stuart P.C. Ltd	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d), and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.117	Stuart P.C. Ltd	Delete proposed provisions from H6.8.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.118	Stuart P.C. Ltd	Retain infrastructure matter in H6.8.2 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.119	Stuart P.C. Ltd	Delete amendments to H.6.8.2, noting that it is inappropriate to include footpath upgrades within criteria as this will likely lead to piecemeal outcomes at the expense of developers and buyers and Council should use Development Contributions instead.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.120	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.121	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Residential - transitions/height next to SCAR

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FS83	Heidi Baker	Oppose	2248.122	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Business - transitions/height next to SCAB
FS83	Heidi Baker	Oppose	2248.123	Stuart P.C. Ltd	Delete additions to H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2248.124	Stuart P.C. Ltd	Approve those zoning changes and provisions which seek to implement the NPS-UD and MDRS requirements.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.125	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Residential Zones	Residential Zones (General or other)
FS83	Heidi Baker	Oppose	2248.126	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.127	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	2248.128	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriateness of QMs (Other)
FS83	Heidi Baker	Oppose	2248.129	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	2248.130	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	2248.131	Stuart P.C. Ltd	Remove QM from 30 and 32 Selwyn Drive, Mission Bay, in particular the Coastal Inundation and Flooding Constraints QM applied to the site, and note that these primarily apply to Tāmaki Drive.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2248.132	Stuart P.C. Ltd	Express concerns that the plan change overcomplicates the structure of the AUP and is overly prescriptive.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2248.133	Stuart P.C. Ltd	Express concerns that proposed changes to the Mixed Housing Urban zone are overly prescriptive and inconsistent with the otherwise clear, efficient, and effective AUP.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2248.134	Stuart P.C. Ltd	Express concerns that amendments regulating 'four plus dwellings' in the Mixed Housing Urban zone are overly prescriptive and will lead to a significant reduction in design flexibility, impacts on land development potential, and increased resource consent costs.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.1	Aaron Grey	Remove proposed provisions related to natural hazards, protecting or managing heritage, managing sites and areas of significance to Māori, or protecting or managing outstanding natural features and landscapes from the zone provisions and inserting these within the overlay Auckland-wide and precinct provisions (if not already located there), as relevant [consistent with the National Planning Standards].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.2	Aaron Grey	Ensure inserted provisions use the next sequential number in that section [consistent with the National Planning Standards].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.3	Aaron Grey	Amend the naming of residential zones to match the Zone Framework standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.4	Aaron Grey	Amend the activity tables of zones of chapters affected by [the plan change] in accordance with the Format Standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.5	Aaron Grey	Amend the relevant definitions in Chapter H in accordance with the Definitions Standard [consistent with the National Planning Standards].	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2273.6	Aaron Grey	Ensure terms 'building' and 'building coverage' are defined in accordance with the Definitions List in 14 of the National Planning Standards.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2273.7	Aaron Grey	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	2273.8	Aaron Grey	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	2273.9	Aaron Grey	Delete all provisions that duplicate (and, in some cases, also cross reference) existing provisions with the Overlay or Auckland-wide chapters.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	2273.10	Aaron Grey	Relocate all new rules related to Significant Ecological Areas to Section D9.	Qualifying Matters A-I	SEAs (D9)
FS83	Heidi Baker	Oppose	2273.11	Aaron Grey	Insert a new overlay section for Infrastructure Constraints [refer to appendix 3 for example of this overlay, page 105-109 of the submission]	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS83	Heidi Baker	Oppose	2273.12	Aaron Grey	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS83	Heidi Baker	Oppose	2273.13	Aaron Grey	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2273.14	Aaron Grey	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Walkable Catchments	WC General

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FS83	Heidi Baker	Oppose	2273.15	Aaron Grey	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2273.16	Aaron Grey	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2273.17	Aaron Grey	Avoid using zones to restrict development to the extent necessary to accommodate qualifying matters, relying instead on Overlay, Auckland-wide or Precinct provisions to do so.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS83	Heidi Baker	Oppose	2273.18	Aaron Grey	Retain proposed walkable catchments so are not removed or reduced (but could be increased).	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	2273.19	Aaron Grey	Account for roads and paths required by precinct plans for walkable catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2273.20	Aaron Grey	Amend proposed walkable catchments to include those parts of large sites within 800m that are expected to be subdivided further.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2273.21	Aaron Grey	Add walkable catchments within 800m of all bus stops serving routes that qualify as rapid transits stops (refer to full submission) and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zoned land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2273.22	Aaron Grey	Add walkable catchments within 800m of the existing Onehunga and Te Papapa train stations and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Methodology
FS83	Heidi Baker	Oppose	2273.23	Aaron Grey	Add walkable catchments within 800m of the proposed Ngākōroa train station and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Future stops
FS83	Heidi Baker	Oppose	2273.24	Aaron Grey	Add walkable catchments within 800m of the proposed Eastern Busway stations at Pakuranga Town Centre, Edgewater Drive, Gossamer Drive, Burswood and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2273.25	Aaron Grey	Add walkable catchments within 800m of the proposed North-Western Busway stations at Te Atatu Road, Lincoln Road and Westgate, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2273.26	Aaron Grey	Add walkable catchments within 800m of the proposed Airport to Botany Busway stations at Carruth Road, Manukau, Diorella Drive, Dawson Road, Ormiston Road, Accent Drive, Smales Road and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2273.27	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal
FS83	Heidi Baker	Oppose	2273.28	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)

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FS83	Heidi Baker	Oppose	2273.29	Aaron Grey	Ensure Policy 3(d) intensification areas are subject to a maximum height limit that is not less than the height limit of the adjacent Local Centre zone and Town Centre zone, applying Height Variation Control is necessary.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS83	Heidi Baker	Oppose	2273.30	Aaron Grey	Avoid applying zoning determined by whether qualifying matters apply to the site, in order to avoid zoning boundaries that are not defensible.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.31	Aaron Grey	Amend edge of walkable catchments and Policy 3(d) intensification areas to redraw to ensure that zoning boundaries are defensible. [Refer to full submission for further details].	Walkable Catchments	WC General - Methodology
FS83	Heidi Baker	Oppose	2273.32	Aaron Grey	Rezone all land subject to a residential zone that has been vested in Council as reserve or acquired by Council for use as a park be, to Open Space - Informal Recreation Zone.	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.33	Aaron Grey	Amend Tables A1.4.8.1 and A1.4..8.2 as necessary to ensure consistency with other relief granted in response to decisions requested in the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2273.34	Aaron Grey	Delete Section A1.8.2.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2273.35	Aaron Grey	Retain section C1.6A as proposed.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS83	Heidi Baker	Oppose	2273.36	Aaron Grey	Insert into Section G2 a list of walkable catchment areas.	Walkable Catchments	WC General
FS83	Heidi Baker	Oppose	2273.37	Aaron Grey	Amend the definitions of "building and "building coverage" to refer to the definitions in the National Planning Standards in relation to the construction and use of residential dwellings.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2273.38	Aaron Grey	Amend the definition of "landscaped area" to remove reference to "pervious" in relation to paths. [Refer to full submission for proposed wording].	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2273.39	Aaron Grey	Delete the phrase "although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain" in the advice note beneath the definition of "floodplain".	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2273.40	Aaron Grey	Delete "Note: Auckland Council may prepare a future plan change that apples to coastal erosion hazard areas" below the definition of coastal erosion hazard area.	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2273.41	Aaron Grey	Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.42	Aaron Grey	Delete viewshaft E10 from Schedule 9 and the AUP maps.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2273.43	Aaron Grey	Delete any other viewshafts that unduly restrict development capacity anticipated by Policy 3 of the NPS-UD.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS83	Heidi Baker	Oppose	2273.44	Aaron Grey	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS83	Heidi Baker	Oppose	2273.45	Aaron Grey	Amend D24.4.3(A37) and D24.4.3(A38) so refer to dwellings that comply with and do not comply with Standard D24.6.3, deleting the minimum density requirements.	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	2273.46	Aaron Grey	Delete "restrictions on the numbers of people to be accommodated through zoning and density mechanisms and" from Policy D24.3(3)(a).	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	2273.47	Aaron Grey	Make consequential changes to the Flat Bush Precinct to remove all density requirements based on the Auckland Airport moderate aircraft noise area.	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	2273.48	Aaron Grey	Delete the Auckland International Airport Aircraft Noise Notification Area from the mapped extent of the Aircraft Noise Overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS83	Heidi Baker	Oppose	2273.49	Aaron Grey	Insert text into Section E12.5 in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.50	Aaron Grey	Insert text into E27.5(1) in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS83	Heidi Baker	Oppose	2273.51	Aaron Grey	Amend text as "in some cases has applied the Residential - Low Density Residential Zone to this land" is not inserted in Section E36.1.	Qualifying Matters A-I	Significant Natural Hazards
FS83	Heidi Baker	Oppose	2273.52	Aaron Grey	Delete these provisions (Objective E38.2(10)(e), Policies E38.3(31) and E38.3(32), Rules E38.4.2(A29A) to E38.4.2(A29D), Standards E38.8.2.7 to E38.8.2.9, Matters of discretion E38.12.1(10) and E38.12.1(11), Assessment criteria E38.12.2(10) and E38.12.2(11)) from E38 and instead insert an Infrastructure Constraints Overlay section that includes these provisions. [Refer to the example overlay in Appendix 3, page 105 - 109 of the full submission].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.53	Aaron Grey	Replace insert "(except for subdivision around MDRS compliant development", insert "(unless Policy E38.3(6) applies)" in Policy E38.3(13).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.54	Aaron Grey	Delete Policy E38.3(35).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.55	Aaron Grey	Split Table E38.4.1 into two tables [to clarify ambiguity to rules related to qualifying matters not being given regard to when necessary]. First table including activities (A1) to (A6), (A12), and, the second table including activities (A7), (A8), (A9), (A10), (A11) and (A13). [Refer to the submission (page 37) for further details].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.56	Aaron Grey	Amend Table E38.2 to delete (A13A) to (A13G) from Table E38.4.2, including Note 1. Delete Standards E38.8.2 and E38.8.2.2 and make the changes to Table E38.4.2, Standards E38.8.1A.1 and E38.8.1A.2 as detailed in Appendix 4 [page 110 of submission]. If they are to be retained, relocate activities (A13A) to (A13G) to a new Activity Table.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.57	Aaron Grey	Delete subclauses (2A) and (2B) on the basis that all relevant activities will be covered by clause (1) in E38.5.	Subdivision	Urban Subdivision

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FS83	Heidi Baker	Oppose	2273.58	Aaron Grey	Insert clause in Standard E38.2.6 to enable development beyond the extent necessary to accommodate qualifying matters, If the Special Character Overlay is to be retained. [Refer to proposed wording in the full submission (page 39)].	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.59	Aaron Grey	Amend the size requirements under Tables E38.2.3.1 and E38.8.3.1.1 to match the size requirements in the MHU zone, if the Low Density Zone is to be retained.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.60	Aaron Grey	Amend the size requirements for the THAB zone under Tables E38.8.2.3.1 and E38.8.3.1.1 to match the size requirements in the Mixed Housing Urban Zone.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.61	Aaron Grey	Delete Standards E38.8.2.7 and E38.8.2.8 and insert special information requirements for each of these activities to achieve the requirements of subclause (1). Relocate these provisions into a new Infrastructure Constraints Overlay section.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.62	Aaron Grey	Delete subclauses (2)(a) and (2)(b) or replace these with: “the effect of the design and layout of the proposed sites created” to be consistent with E38.12.1(6). Consequential changes to E38.11.2(2) would be required.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.63	Aaron Grey	Delete assessment criterion E38.11.2(2)(c)(iii). Alternatively, insert “… as a result of the proposed subdivision boundaries” to the end of assessment criterion E38.11.2(2)(c)(iii).	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.64	Aaron Grey	Insert “If the site is an area subject to the Infrastructure – Combined Water and/or Wastewater Constraints Control…" as necessary or split out E38.12.1(11) and E38.12.2(11) to cover Infrastructure - Combined Wastewater Network Control and the Infrastructure - Water and/or Wastewater Constraints Control separately.	Subdivision	Urban Subdivision
FS83	Heidi Baker	Oppose	2273.65	Aaron Grey	Amend sections H3.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording	Single House Zone provisions	H3 Single House Zone Provisions
FS83	Heidi Baker	Oppose	2273.66	Aaron Grey	Amend sections H4.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording].	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS83	Heidi Baker	Oppose	2273.67	Aaron Grey	Amend Objective HA.2(3) and Policy H3A.3(6) by replacing “Community activities” with “Non-residential activities", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.68	Aaron Grey	Amend Objective H3A.2(4) and Policy H3A.3(7) to restrict development further to that which is provided for under sections 77I and 77O of the RMA, if the LDR Zone is not deleted. Refer to the full submission for proposed wording.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.69	Aaron Grey	Amend Standard H3A.6.7 and Figure H3A.6.7 by replacing "8m with "11m", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.70	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H3A.4.1.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.71	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H5.4.1.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.72	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H6.4.1	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.73	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H3A.4.1, for discretionary and non-complying activities ((A4), (A5), (A6), (A7), (A9), (A31), (A33)).	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.74	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H5.4.1, for discretionary and non-complying activities [H5.4.1(2B)].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.75	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H6.4.1, for discretionary and non-complying activities [H6.4.1(2B)].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.76	Aaron Grey	Amend Standard H3A.6.8(1) to replace application of HIRB from "all" to "side and rear" boundaries.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.77	Aaron Grey	Delete "(excluding corner sites)" from Table [H]3A.6.9.1.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.78	Aaron Grey	Amend Standard H3A.6.9(3) to delete reference to H3A.6.9(2).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.79	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H3A.6.12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.80	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H5.6.11	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.81	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.82	Aaron Grey	Delete rule H3A.4.1(A3) (with consequential changes to rule H3A.4.1(A2) to make two or three dwellings per site a permitted activity), delete matter of discretion H3A.8.1(3) and assessment criteria H3A.8.2(9), if the LDR Zone is not deleted. Alternatively, delete matter of discretion H3A.8.1(3)(a) and delete assessment criteria H3A.8.2(9)(a), H3A.8.2(9)(b), H3A.8.2(9)(c), H3A.8.2(9)(d) and H3A.8.2(9)(e) (retaining matter of discretion H3A.8.1(3)(b) and assessment criterion H3A.8.2(9)(f).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.83	Aaron Grey	Delete the assessment criteria in sections H3A.8.2(9)(a), H5.8.2(2)(a), H5.8.2(3)(a), H6.8.2(2)(a) and H6.8.2(3)(a).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.84	Aaron Grey	Delete Policy H5.3(6A)(i).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.85	Aaron Grey	Delete Policies H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2273.86	Aaron Grey	Delete Policies H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2273.87	Aaron Grey	Delete matters of discretion in sections H5.8.1(1)(c), H5.8.1(2)(d), H5.8.1(3)(d), and the assessment criteria in sections H5.8.2(1) (f), H5.8.2(2)(i), H5.8.2(3)(l)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.88	Aaron Grey	Delete sections H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and the assessment criteria in sections H6.8.2(1)(f)(i), H[6].8.2(2)(m)(i) and H[6].8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.89	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.90	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.91	Aaron Grey	Delete Standards H5.6.19, H5.6.20 and H5.6.21 from the list of standards to be complied with for activity H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.92	Aaron Grey	Delete Standards H6.6.20, H6.6.21 and H6.6.22 from the list of standards to be complied with for activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.93	Aaron Grey	Replace the text in this column for activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A32) H5.4.1(A32A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H5.4.1(A31), H5.4.1(A31A), with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) could be deleted and no changes need be made to activities H5.4.1(A31), H5.4.1(A32).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.94	Aaron Grey	Replace the text in this column for activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A33) and H6.4.1(A33A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H6.4.1(A32) and H6.4.1(A32A) with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) could be deleted and no changes need be made to activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.95	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.96	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) are retained,	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.97	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H5.4.1(A30A), H5.4.1(A31A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.98	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H6.4.1(A31A) and H6.4.1(A32A) are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.99	Aaron Grey	Delete H5.5(5) and H6.5(5) and retain H5.5(1)(b), ensuring that H5.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.100	Aaron Grey	Ensure that H6.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.101	Aaron Grey	Delete Standard H5.6.3A.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.102	Aaron Grey	Delete Standard H6.6.4A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.103	Aaron Grey	Retain Standard H5.6.5(2)(b). If the LDR Zone is not deleted (see above), then insert a provision equivalent to Standard H5.6.5(2)(b) in Standard H3A.6.8.1.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.104	Aaron Grey	Retain H6.6.6(2)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.105	Aaron Grey	Split Standards H5.6.8 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.106	Aaron Grey	Split Standards H6.6.9 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.107	Aaron Grey	Split Standards H5.6.11, H5.6.12, H5.6.14 H5.6.18 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.108	Aaron Grey	Split Standards H6.6.6, H6.6.12, H6.6.13, H6.6.15 and H6.6.19 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.109	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H5.6.11(5).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.110	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H6.6.12(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.111	Aaron Grey	Amend Standard H5.6.12 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.112	Aaron Grey	Amend Standard H6.6.13 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.113	Aaron Grey	Insert definitions for "at ground level" and "above ground floor level". [Refer to full submission (page 52) for proposed wording].	Plan making and procedural	Definitions
FS83	Heidi Baker	Oppose	2273.114	Aaron Grey	Delete Standards H5.6.14(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.115	Aaron Grey	Delete Standards H6.6.15(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.116	Aaron Grey	Amend Standard H5.6.18 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.117	Aaron Grey	Amend Standard H6.6.19 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.118	Aaron Grey	Amend Standard H5.6.19 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.119	Aaron Grey	Amend Standard H6.6.20 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.120	Aaron Grey	Amend Standard H5.6.20 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.121	Aaron Grey	Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.122	Aaron Grey	Amend Standard H5.6.21 for measurability. [Refer to full submission (page 55 and 56) for details of proposed plan text].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.123	Aaron Grey	Amend Standard H6.6.22 for measurability. [Refer to full submission (page 55 and 56) for proposed wording].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.124	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.125	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.126	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H5.8.1(2)(i)A.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.127	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H6.8.1(2)(i)A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.128	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(ib).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.129	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(ib).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.130	Aaron Grey	Replace matters of discretion in section H5.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.131	Aaron Grey	Replace matters of discretion in section H6.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.132	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.133	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.134	Aaron Grey	Delete the assessment criteria in section H5.8.1(3)(a)(i)C.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.135	Aaron Grey	Delete the assessment criteria in section H6.8.1(3)(a)(i)C..	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.136	Aaron Grey	Delete the assessment criteria in section H5.8.2(2)(ac).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.137	Aaron Grey	Delete the assessment criteria in section H6.8.2(2)(ac).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.138	Aaron Grey	Replace Policies H6.3(A1), H6.3(1) and H6.3(2)(a) with suggested revised policy. [wording detailed in the full submission, refer to page 58 and 59].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2273.139	Aaron Grey	Replace "Dwellings (up to three)" with "Up to three dwellings per site" for H6.4.1(A3). Replace "Dwellings (four or more)" with "Four or more dwellings per site" for H6.4.1(A4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2273.140	Aaron Grey	Insert "… side and rear boundaries…" at Standard H6.6.6(1B)- (1C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.141	Aaron Grey	Amend Standard H8.6.2 and/or Map H8.11.3 to remove the general height limit of 72.5 m.	Business Zones provisions	City Centre Zone - height provisions
FS83	Heidi Baker	Oppose	2273.142	Aaron Grey	Delete Standard H10.6.1(1A).	Business Zones provisions	Town Centre Zone - provisions
FS83	Heidi Baker	Oppose	2273.143	Aaron Grey	Amend Standard H16.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Heavy Industry Zone
FS83	Heidi Baker	Oppose	2273.144	Aaron Grey	Amend Standard H17.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Light Industry Zone
FS83	Heidi Baker	Oppose	2273.145	Aaron Grey	Amend Standard H22.6.4 to insert an additional provision that specifies Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone
FS83	Heidi Baker	Oppose	2273.146	Aaron Grey	Delete “the Future Urban zone” from the inserted text in Table H30.6.1.1	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS83	Heidi Baker	Oppose	2273.147	Aaron Grey	Delete following Precinct text 'The rules in Activity Table [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. The standards in [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying [X] Zone and for the construction and use of up to 3 dwellings per site.' from all precincts and consequential amendments are made to standards as necessary to ensure that MDRS development is only restricted when a qualifying matter qualifies.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS83	Heidi Baker	Oppose	2273.148	Aaron Grey	Delete Flat Bush Precinct from the urban zones to the greatest extent possible so that greater reliance is given to the underlying zone and Auckland-wide provisions (giving regard to the potential changes attached as appendix 5), or alternatively amend as set out on page 63 of the submission including but not limited to deleting I412.4.1(A14), amend I412.4.1(A20) to only refer to subdivision, delete the minimum and average lot sizes for Sub-precincts A, D, E, F and H from Table I412.6.2.1.1 and delete the minimum site dimensions for Sub-precincts A, B, D, E, F and H from Table I412.6.2.2.1.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS83	Heidi Baker	Oppose	2273.149	Aaron Grey	Delete the "zone and precinct standards to be complied with" column, given that the underlying zone provisions are now heavily relied on.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.150	Aaron Grey	Delete activities (A7) and (A9) (“four or more dwellings” and “integrated residential development”) and associated provisions given that full reliance can now be made on the underlying zone provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.151	Aaron Grey	Delete Standard I449.6.2.2, given that these requirements are now no different from the Auckland-wide standards.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.152	Aaron Grey	Delete Standard I433.6.2(1).	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS83	Heidi Baker	Oppose	2273.153	Aaron Grey	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 consistent with the memo attached in Appendix 7 [page 168-170 of submission].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.154	Aaron Grey	Delete Millwater South Precinct to the greatest extent possible, particularly in relation to provisions that are proposed to be retained due to a local character and local amenity qualifying matter.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS83	Heidi Baker	Oppose	2273.155	Aaron Grey	Relocate Objective H3A.2(6) (if retained) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.156	Aaron Grey	Relocate Objective H3A.2(7) to Section D21	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.157	Aaron Grey	Relocate Objective H3A2(8) to Section D9, D10, D11 and D17.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.158	Aaron Grey	Relocate Objective H3A.2(9) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.159	Aaron Grey	Relocate Objective H3A.2(11) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.160	Aaron Grey	Relocate Policy H3A.3(8) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.161	Aaron Grey	Relocate Policy H3A.3(9) to Section D9, D10 and D11.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.162	Aaron Grey	Relocate Policy H3A.3(10) to Section D21.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.163	Aaron Grey	Relocate Policy H3A.3(13) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.164	Aaron Grey	Relocate Policy H3A.3(14) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.165	Aaron Grey	Relocate Policy H3A.3(15) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.166	Aaron Grey	Relocate Policy H3A.3(16) to Section D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.167	Aaron Grey	Relocate Policy H3A.3(17) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.168	Aaron Grey	Relocate Activity H3A.4.1(A4) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.169	Aaron Grey	Relocate Activity H3A.4.1(A5) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.170	Aaron Grey	Relocate Activity H3A.4.1(A6) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.171	Aaron Grey	Relocate Activity H3A.4.1(A7) to Section D12.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.172	Aaron Grey	Relocate Activity H3A.4.1(A8) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.173	Aaron Grey	Relocate Activity H3A.4.1(A9) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.174	Aaron Grey	Relocate Activity H3A.4.1(A10) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.175	Aaron Grey	Relocate Activity H3A.4.1(A20) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.176	Aaron Grey	Relocate Activity H3A.4.1(A31) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.177	Aaron Grey	Relocate Activity H3A.4.1(A32) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.178	Aaron Grey	Relocate Activity H3A.4.1(A33) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.179	Aaron Grey	Relocate Activity H3A.4.1(A34) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.180	Aaron Grey	Relocate Activity H3A.4.1(A35) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.181	Aaron Grey	Relocate Activity H3A.4.1(A36) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.182	Aaron Grey	Relocate Activity H3A.4.1(A37) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.183	Aaron Grey	Relocate Activity H3A.4.1(A38) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.184	Aaron Grey	Relocate Standard H3A.6.4 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.185	Aaron Grey	Relocate Standard H3A.6.5 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.186	Aaron Grey	Relocate Standard H3A.6.8.1(2) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.187	Aaron Grey	Relocate Standard H3A.6.6 to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.188	Aaron Grey	Relocate Standard H3A.6.7(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.189	Aaron Grey	Relocate Standard H3A.6.8(2) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.190	Aaron Grey	Relocate Standard H3A.6.10(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.191	Aaron Grey	Relocate Standard H3A.6.11(2) to (4), to Section D9.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.192	Aaron Grey	Relocate Standard H3A.6.12(3) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.193	Aaron Grey	Relocate Standard H3A.7.2(1) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.194	Aaron Grey	Relocate Standard H3A.7.2(2) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.195	Aaron Grey	Relocate Standard H3A.8.1(4) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.196	Aaron Grey	Relocate Standard H3A.8.1(5) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.197	Aaron Grey	Relocate Standard H3A.8.2(4)(i)-(k) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.198	Aaron Grey	Relocate Standard H3A.8.2(10) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.199	Aaron Grey	Relocate Standard H3A.8.2(11) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS83	Heidi Baker	Oppose	2273.200	Aaron Grey	Relocate Objective H5.2(10) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2273.201	Aaron Grey	Relocate Policy H5.3(13) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2273.202	Aaron Grey	Relocate Policy H5.3(15) to Section D9.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2273.203	Aaron Grey	Relocate Policy H5.3(16) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2273.204	Aaron Grey	Relocate Policy H5.3(17) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS83	Heidi Baker	Oppose	2273.205	Aaron Grey	Relocate Activity H5.4.1(A2A) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.206	Aaron Grey	Relocate Activity H5.4.1(A2B) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.207	Aaron Grey	Relocate Activity H5.4.1(14A) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.208	Aaron Grey	Relocate Activity H5.4.1(14B) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.209	Aaron Grey	Relocate Activity H5.4.1(14C) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.210	Aaron Grey	Relocate Activity H5.4.1(32A) to [Section D9]	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS83	Heidi Baker	Oppose	2273.211	Aaron Grey	Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.212	Aaron Grey	Relocate Standard H5.6.3C to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.213	Aaron Grey	Relocate Standard H5.6.5(2) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.214	Aaron Grey	Relocate Standard H5.6.10(2) to Section D9.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS83	Heidi Baker	Oppose	2273.215	Aaron Grey	Relocate H5.7.1(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.216	Aaron Grey	Relocate H5.7.2(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.217	Aaron Grey	Relocate H5.8.1(6) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.218	Aaron Grey	Relocate H5.8.1(7) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.219	Aaron Grey	Relocate H5.8.2(4)(f) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.220	Aaron Grey	Relocate H5.8.2(22) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.221	Aaron Grey	Relocate H5.8.2(21) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS83	Heidi Baker	Oppose	2273.222	Aaron Grey	Relocate ObjectiveH6.2(9) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2273.223	Aaron Grey	Relocate Policy H6.3(13) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2273.224	Aaron Grey	Relocate Policy H6.3(15) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS83	Heidi Baker	Oppose	2273.225	Aaron Grey	Relocate Activity H6.4.1(A2A) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.226	Aaron Grey	Relocate Activity H6.4.1(A2B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.227	Aaron Grey	Relocate Activity H6.4.1(3B) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.228	Aaron Grey	Relocate Activity H6.4.1(3C) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.229	Aaron Grey	Relocate Activity H6.4.1(33B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS83	Heidi Baker	Oppose	2273.230	Aaron Grey	Relocate Standard H6.6.4B to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.231	Aaron Grey	Relocate Standard H6.6.4C to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.232	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.233	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS83	Heidi Baker	Oppose	2273.234	Aaron Grey	Relocate H6.7.2(1) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.235	Aaron Grey	Relocate H6.8.1(6) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.236	Aaron Grey	Relocate H6.8.1(7) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.237	Aaron Grey	Relocate H6.8.2(22) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.238	Aaron Grey	Relocate H6.8.2(21) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS83	Heidi Baker	Oppose	2273.239	Aaron Grey	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.240	Aaron Grey	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.241	Aaron Grey	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.242	Aaron Grey	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.243	Aaron Grey	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.244	Aaron Grey	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.245	Aaron Grey	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.246	Aaron Grey	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.247	Aaron Grey	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.248	Aaron Grey	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.249	Aaron Grey	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.250	Aaron Grey	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS83	Heidi Baker	Oppose	2273.251	Aaron Grey	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.252	Aaron Grey	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.253	Aaron Grey	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.254	Aaron Grey	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.255	Aaron Grey	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.256	Aaron Grey	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.257	Aaron Grey	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.258	Aaron Grey	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.259	Aaron Grey	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.260	Aaron Grey	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.261	Aaron Grey	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.262	Aaron Grey	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.263	Aaron Grey	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.264	Aaron Grey	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.265	Aaron Grey	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS83	Heidi Baker	Oppose	2273.266	Aaron Grey	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.267	Aaron Grey	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.268	Aaron Grey	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.269	Aaron Grey	Delete I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.270	Aaron Grey	Delete I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.271	Aaron Grey	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.272	Aaron Grey	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.273	Aaron Grey	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS83	Heidi Baker	Oppose	2273.274	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.275	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.276	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.277	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Special Housing Area precincts and within the urban environment that is adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business – Local Centre or Business – Town Centre.	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	2273.278	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Special Housing Area precincts and within the urban environment currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	SHA Precincts
FS83	Heidi Baker	Oppose	2273.279	Aaron Grey	Delete any provisions of the Special Housing Area precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	SHA Precincts

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FS83	Heidi Baker	Oppose	2273.280	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land that is adjacent (within 400 m, subject to the position of defensible boundaries) to land at Kumeu and Huapai currently zoned Business – Town Centre.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.281	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Kumeu- Huapai currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.282	Aaron Grey	Delete any provisions of the Huapai Triangle and Huapai 1 precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.283	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all land within Maraetai currently zoned Residential – Single House.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.284	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS83	Heidi Baker	Oppose	2273.285	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS83	Heidi Baker	Oppose	2273.286	Aaron Grey	Amend text of 1449.1 as follows: 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS84	Julien Leys	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre
FS84	Julien Leys	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS84	Julien Leys	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS84	Julien Leys	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS84	Julien Leys	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS84	Julien Leys	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS84	Julien Leys	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS84	Julien Leys	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS84	Julien Leys	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis
FS84	Julien Leys	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS84	Julien Leys	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS84	Julien Leys	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS84	Julien Leys	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS84	Julien Leys	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS84	Julien Leys	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre
FS84	Julien Leys	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS84	Julien Leys	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensificatio n
FS84	Julien Leys	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS84	Julien Leys	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriaten ess of QM (Special Character)
FS84	Julien Leys	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS84	Julien Leys	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/are a to SCAB
FS84	Julien Leys	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriaten ess of QM (Infrastructur e)
FS84	Julien Leys	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS84	Julien Leys	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS84	Julien Leys	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS84	Julien Leys	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS84	Julien Leys	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS84	Julien Leys	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS84	Julien Leys	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS84	Julien Leys	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS84	Julien Leys	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS84	Julien Leys	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS84	Julien Leys	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

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FS84	Julien Leys	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS84	Julien Leys	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS84	Julien Leys	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS84	Julien Leys	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Support	2193.1	St Mary's Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS84	Julien Leys	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS84	Julien Leys	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS84	Julien Leys	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS84	Julien Leys	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS84	Julien Leys	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS84	Julien Leys	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS84	Julien Leys	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS84	Julien Leys	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	351.1	iSolutions	Approve the overall intent of the plan change to enable higher density residential development across Auckland.	Plan making and Procedural	General
FS84	Julien Leys	Oppose	351.2	iSolutions	Approve the Mixed Housing Urban zone in the majority of suburbs and the THAB zone around business hubs and transport nodes.	Plan making and Procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	351.3	iSolutions	Reject the restriction of higher density development due to lack of infrastructure. Review and apply an evidence-based forecast of the infrastructure demand as a result of the intensification, in the short, medium and long term; based on which infrastructure provisions should be planned and delivered.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	351.4	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sturges Road. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sturges Rd
FS84	Julien Leys	Oppose	351.5	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Henderson. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Henderson
FS84	Julien Leys	Oppose	351.6	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Ranui. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Rānui
FS84	Julien Leys	Oppose	351.7	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Glen Eden. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Glen Eden
FS84	Julien Leys	Oppose	351.8	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sunnyvale. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sunnyvale
FS84	Julien Leys	Oppose	351.9	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	351.10	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS84	Julien Leys	Oppose	351.11	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS84	Julien Leys	Oppose	351.12	iSolutions	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	351.13	iSolutions	Reject excluding MDRS in the case of four or more dwellings in the Mixed Housing Urban and THAB zones. Apply the MDRS standard regardless of the number of dwellings i.e. also in the case of four or more dwellings.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	351.14	iSolutions	Reject in its entirety the Deep soil area and canopy tree standard.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	636.1	Glenbrook Beach Residents and Ratepayers Association	Approve the plan change without any amendments. Particularly the exclusion of small settlements of less than 5000 people from MDRS and THAB zoning.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	665.1	Bosnyak Investment Limited	Approve the proposed zoning of Low Density Residential Zone at 14 Bella Vista Road and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	665.2	Bosnyak Investment Limited	Retain the proposed Special Character Areas Residential overlay at 14 Bella Vista Road and surrounding residential area, Herne Bay and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay (identified as Herne Bay West Special Character Area).	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS84	Julien Leys	Oppose	665.3	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zoning as notified on 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street,10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Plan making and procedural	General
FS84	Julien Leys	Oppose	665.4	Bosnyak Investment Limited	Support the removal of the Special Character Overlay - Residential as notified from 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street, 10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Qualifying Matters Special Character	Special Character Residential - general or non-specific
FS84	Julien Leys	Oppose	665.5	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay as notified, and retain the intensified development standards.	Plan making and procedural	General
FS84	Julien Leys	Oppose	665.6	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay, and retain the intensified development standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	703.1	Rutherford Rede Limited	Retain Objective H13.2(10) and Policy H13.3(12A) as notified.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	703.2	Rutherford Rede Limited	Approve the City Centre walkable catchment includes the Business Mixed Use zoned sites on the north side of College Hill, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Oppose	703.3	Rutherford Rede Limited	Approve the 21m height standard applicable to the City Centre walkable catchment.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS84	Julien Leys	Oppose	703.4	Rutherford Rede Limited	Approve the height in relation to boundary standards within the Business Mixed Use zone applicable to the walkable catchment, as notified.	Business Zones provisions	Mixed Use Zone

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FS84	Julien Leys	Oppose	703.5	Rutherford Rede Limited	Remove the Height Variation Control from the Business Mixed Use zone sites on the northern side of College Hill, Ponsonby including 107-109 College Hill, 101 College Hill, 99 College Hill, 95 College Hill, 93 College Hill, 91 College Hill, 89 College Hill, 87 College Hill, 83-85 College Hill, Ponsonby.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS84	Julien Leys	Oppose	812.1	Iain McManus	Amend H10.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	812.2	Iain McManus	Amend H11.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	812.3	Iain McManus	Amend H12.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS84	Julien Leys	Oppose	812.4	Iain McManus	Amend H13.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	812.5	Iain McManus	Amend the definition of deep soil area to allow open slatted decking and pergolas within a deep soil area or a portion of a deep soil area so that landowners can have part of an outdoor living space within a deep soil area.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	812.6	Iain McManus	Review Council's application of Section 77G(6) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS84	Julien Leys	Oppose	812.7	Iain McManus	Review Councils application of Section 77I of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS84	Julien Leys	Oppose	812.8	Iain McManus	Review Councils application of Section 80E(1)(b)(iii) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS84	Julien Leys	Oppose	812.9	Iain McManus	Reject Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under section 77I of the RMA and clause 3.32 of the NPS-UD.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	812.10	Iain McManus	Reject application of Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under sections 32, 77J and 77L of the RMA.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	812.11	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be rezoned for greater intensification.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	812.12	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be zoned THAB.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	812.13	Iain McManus	Apply separate controls for water constraints and wastewater constraints if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	812.14	Iain McManus	Apply matters of discretion criteria that only require assessment of the network/ constraint that caused the control to be applied if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	812.15	Iain McManus	Delete objective H3A.2(4) in its entirety. Objective H3A.2(1) covers similar ground in a more appropriate way.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	812.16	Iain McManus	Amend to explicitly link each objective in H3A.2(5) to (11) to the relevant qualifying matter to provide more certainty for applicants and council planners when assessing applications.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	812.17	Iain McManus	Delete objective H3A.2(13); or amend this objective to remove the conflict with the zone description, objective (1) and standard H3A.6.7 Building height; or amend the zone description, objective (1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	812.18	Iain McManus	Delete objective H3A.2(7) in its entirety as it adds nothing to its related objective H3A.2(4).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	812.19	Iain McManus	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wahi tapu, and other taonga.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS84	Julien Leys	Oppose	812.20	Iain McManus	Delete objective H3A.3(18); or amend this objective to remove the conflict with the zone description, objective H3A.2(1) and standard H3A.6.7 Building height; or amend the zone description, objective H3A.2(1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	812.21	Iain McManus	Delete rule H3A.5(4) in its entirety as it conflicts with H3A.5(3).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	812.22	Iain McManus	Amend the riparian yard requirement in Table H3A.6.9.2 as follows: - 10m from the edge of all other permanent and intermittent streams. Use of word is unclear.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	812.23	Iain McManus	Add a new standard - H3A.6.18 Residential waste management containing the same residential waste management standards as proposed for the MHU and THAB zones, minus the requirement for paved surfaces along the bin transport route (see the submitter's submissions on the MHU and THAB zones for the reason for that deletion).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	812.24	Iain McManus	Delete Policy H5.3(14) as it is unclear how it is to be applied.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	812.25	Iain McManus	Delete policy H5.5(6) as there is no sound resource management basis for the approach to notification required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.26	Iain McManus	Apply the MDRS in standard H5.6.11(3) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.27	Iain McManus	Apply the MDRS in standard H5.6.12(A1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.28	Iain McManus	Delete standard H5.6.12(9)(d) as the alignment of all outlook spaces for a unit the principal private outdoor living space is difficult for most developments. Replace with a new standard H5.6.12(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.29	Iain McManus	Apply the MDRS in standard H5.6.14(A1) and (B1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.30	Iain McManus	Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	812.31	Iain McManus	Amend H5.6.19 (if not deleted) as follows: (1) Any sites greater than 200m2 must provide a deep soil area that must comply with the following: (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m 2m dimensions; (b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that: (i) each deep soil area is a minimum of 60m2 with 3m 2m dimensions; and (ii) the combined total deep soil area is a minimum 10 per cent of the site area; (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.32	Iain McManus	Amend standard H5.6.20(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.33	Iain McManus	Amend standard H5.6.21(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpavedsurfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.34	Iain McManus	Approve standards H5.6.21(2), (4) and (5) as proposed.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.35	Iain McManus	Amend H5.8.1(1)(b)(i) as proposed in the plan change.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.36	Iain McManus	Amend H5.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, form and appearance: (i) whether the intensity and scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	812.37	Iain McManus	Relocate Table H5.9(3) to standard H5.6.19 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	812.38	Iain McManus	Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines): (7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained. (7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.39	Iain McManus	Approve rule D18.4(3) as proposed.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.40	Iain McManus	Amend activity D18.4(A1) to delete the standards listed in the “Standards to be complied with” column.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.41	Iain McManus	Amend standard D18.6.1A.2(3) as follows: (3) Where the minor dwelling is proposed as a standalone building on a front site, it must be sited to the rear of the existing principal dwelling.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.42	Iain McManus	Amend standard D18.6.1.2(1) as follows: (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45 60 degree recession plane measured from a point 3m 4m above the ground level along any boundary of the site.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.43	Iain McManus	Amend Figure D18.6.1.3.1 to illustrate the freedom provided by standard D18.6.1.3(2), namely to show one of the rear sites with 3m yards to the long boundaries and 1.2m yards to the short boundaries (or some other arrangement that is different to the arrangement shown for the other rear site).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.44	Iain McManus	Amend Table D18.6.1.4.1 as follows: to contain only two qualifiers - Site area of up to 200m2 = 55 percent Building coverage of net site area Site area greater than 200m2 = 50 percent building coverage of net site area	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.45	Iain McManus	Add consequential amendments to Table D18.6.1.5.1 to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.46	Iain McManus	Add consequential amendments to Table D18.6.1.6.1. to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.47	Iain McManus	Review the need to retain D18.8.1.1(B1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	812.48	Iain McManus	Review the need to retain D18.8.1.1(AB1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS84	Julien Leys	Oppose	812.49	Iain McManus	Amend policy H6.3(A4)(c) with the following revised wording (or words to similar effect): (c) limiting visual dominance effects on adjoining sites, to the extent practicable given the height permitted in the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	812.50	Iain McManus	Amend policy H6.3(A4)(f) as follows: (f) minimising limiting the maximum impervious area on a site in order to….	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	812.51	Iain McManus	Delete policy H6.3(14) in its entirety. It is unclear how the policy will be applied.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	812.52	Iain McManus	Delete activities H6.4(A3B) and H6.4(A3C) and all related provisions. These appear to be a 'cut and paste' error. And it is not good planning practice to zone for intensification and then prevent this due to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	812.53	Iain McManus	Delete rule H6.5(6) in its entirety. There is no sound resource management basis for the approach to notification under this clause.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.54	Iain McManus	Amend and replace standard H6.6.5(1)(a) with a standard that permits developments containing up to 3 dwellings to a height of 18m to enable 5 storeys with good urban design outcomes. In the event that the above relief is not granted, replace the proposed standard with one that permits developments containing up to 3 dwellings to the same height as permitted for developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.55	Iain McManus	Amend and replace standard H6.6.5(1)(b) with a standard that permits “any other development” outside a walkable catchment to a height of 18m to enable 5 storeys with good urban design outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.56	Iain McManus	Amend and replace standard H6.6.6(1) with a standard that permits developments containing up to 3 dwellings to the same height in relation to boundary as developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.57	Iain McManus	Amend standard H6.6.6(2) as follows: (2) Standards H6.6.6(1), and H6.6.6(2), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) do does not apply to a boundary, or part of a boundary, adjoining any of the following:…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.58	Iain McManus	Amend standard H6.6.6(3) as follows: (3) Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.59	Iain McManus	Amend standard H6.6.6(4) as follows: (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	812.60	Iain McManus	Amend the riparian yard requirement in Table H6.6.9.2 as follows: 10m from the edge of all other permanent and intermittent streams.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.61	Iain McManus	Apply the MDRS in standards H6.6.12(A1) and (A2) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.62	Iain McManus	Apply the MDRS in standard H6.6.13(A1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.63	Iain McManus	In the event that the relief sought in the submission point 812.62 is rejected, amend standard H6.6.13(2)(a)ii to make it clear whether this clause requires the outlook space at all levels of a building greater than 3 storeys (other than the ground floor, as per the exception in clause iii) to have a minimum 8m depth or only the outlook space for levels 4 and above.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.64	Iain McManus	Delete standard H6.6.13(9)(d) and replace it with a new standard H6.6.13(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.65	Iain McManus	Apply the MDRS in standards H6.6.15(A1) and (B1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.66	Iain McManus	Delete standard H6.6.20 in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.67	Iain McManus	Amend standard H6.6.20 (if not deleted) as follows: (1)(a) - minimum dimension of 2m not 3m (1)(b)(i) - minimum dimension of 2m not 3m (1)(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.68	Iain McManus	Amend standard H6.6.21(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.69	Iain McManus	Amend standard H6.6.22(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	812.70	Iain McManus	Approve standards H6.6.22(2), (4) and (5) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.71	Iain McManus	Amend H6.8.1(1)(b)(i) as proposed in the plan change.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.72	Iain McManus	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.73	Iain McManus	Delete H6.8.1(2)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.74	Iain McManus	Delete H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.75	Iain McManus	Amend criterion H6.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, building form and appearance: (i) whether the scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.76	Iain McManus	Delete criterion H6.8.2(1)(f) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.77	Iain McManus	Amend criterion H6.8.2(2)(aa) as follows: (aa) the extent to which the building location, scale, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone. The reference to 'high quality' has the potential to create problems at the resource consent stage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.78	Iain McManus	Amend criterion H6.8.2(2)(ab)(v) as set out below: (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by: (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.79	Iain McManus	Delete criterion H6.8.2(2)(m) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.80	Iain McManus	Delete criterion H6.8.2(3)(l) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	812.81	Iain McManus	Delete criterion H6.8.2(6)(g) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	812.82	Iain McManus	Amend and Relocate Table H6.9(3) to standard H6.6.20 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	836.1	North Eastern Investments Limited	See PC 71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments PC79 (Amendments to the transport provisions) PC 81 (Additions to Schedule 14 Historic Heritage Schedule) PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS84	Julien Leys	Oppose	836.2	North Eastern Investments Limited	Remove [inferred] the “designation” recorded in the plan change Map Viewer on the land at 56 Fairview Avenue as a “Spatially Qualifying Matter”.	Qualifying Matters A-I	Designations
FS84	Julien Leys	Oppose	836.3	North Eastern Investments Limited	Remove [inferred] any designation being applied to any land parcel in the Auckland region through the plan change Map Viewer where there is no supporting information as to why the designation is being applied.	Qualifying Matters A-I	Designations
FS84	Julien Leys	Oppose	836.4	North Eastern Investments Limited	Retain a walkable catchment of 1200 metres or more for the city centre (refer Attachment 4, page 70/105 of submission)	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Oppose	836.5	North Eastern Investments Limited	Retain the walkable catchment pertaining to the submitter's land - 56 Fairview Avenue and 129 Oteha Valley Road, Albany.	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS84	Julien Leys	Oppose	836.6	North Eastern Investments Limited	Amend (inferred) any plan change text which is not in accordance with the mandatory directions of the National Planning Standards, with particular reference to 'height'.	Plan making and procedural	Central Government process - mandatory requirements
FS84	Julien Leys	Oppose	836.7	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Residential or other zones.	Height	Residential Height - Technical Elements (storeys to height)

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FS84	Julien Leys	Oppose	836.8	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Business or other zones.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS84	Julien Leys	Oppose	836.9	North Eastern Investments Limited	Remove (do not add) any added definition to the plan change text (in respect of height) for partial level, mezzanine, or similar term. Do not include any restriction on a partial level or mezzanine within a storey of a building.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	836.10	North Eastern Investments Limited	Remove (do not add) any qualifying matter to 56 Fairview Avenue or 129 Oteha Valley Road, Albany as an outcome of the plan change.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS84	Julien Leys	Oppose	836.11	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to 56 Fairview Avenue or 129 Oteha Valley Road, Albany; delete all text changes in the plan change in relation to this; do not apply (erroneously) any flood plains, flood prone, flood sensitive mapping to this land.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	836.12	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to any land in the Auckland Region through the plan change.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	836.13	North Eastern Investments Limited	Delete the 'Further information (i)' (inferred 'Flood plains (i)') as a 'spatially qualifying matter' (which is opposed) applying to 32, 41, 43, 45 and 52 Springvale Drive, Albany (on the eastern boundary of 56 Fairview Avenue).	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	836.14	North Eastern Investments Limited	Delete all text amendments that are proposed (and which are opposed) for Chapter E36 Natural hazards and flooding of the AUP.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	836.15	North Eastern Investments Limited	Apply a new "Waikahikatea Precinct" (Attachment One of the submission), or variations of it, to 56 Fairview Avenue and 129 Oteha Valley Road. It proposes to encapsulate the previous decisions of the Court including the Network Discharge Consent provisions which prevent increased flood levels in the relevant (affected) streams.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS84	Julien Leys	Oppose	836.16	North Eastern Investments Limited	Make amendments to the plan change to enable a supportive planning framework to enable intensive residential and mixed-use business development at 56 Fairview Avenue and 129 Oteha Valley Road, with additional height controls (and) with site-specific (Waikahikatea Precinct or similar) provisions for the treatment of the streams and riparian margins in a similar manner to the previous Environment Court Consent Orders and (from 2009-2016), inclusive of any consequential changes to the plan change (and PC71, PC79 and PC80) text to secure that outcome.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS84	Julien Leys	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English interpreter for all Te Reo at hearing	Plan making and procedural	Consultation and engagement - general
FS84	Julien Leys	Oppose	839.1	Russell Property Group	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	839.2	Russell Property Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS84	Julien Leys	Oppose	839.3	Russell Property Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	839.4	Russell Property Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	839.5	Russell Property Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	839.6	Russell Property Group	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS84	Julien Leys	Oppose	839.7	Russell Property Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	839.8	Russell Property Group	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	839.9	Russell Property Group	Remove reference to QM under E38.1 Introduction [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.10	Russell Property Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.11	Russell Property Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.12	Russell Property Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.13	Russell Property Group	Delete proposed amendments to E38.3 Policies. [refer to pages 14 and 15 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.14	Russell Property Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.15	Russell Property Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.16	Russell Property Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.17	Russell Property Group	Delete proposed amendments to E38.8.2 [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.18	Russell Property Group	Delete proposed amendments to E38.11.1 [refer to page 18 submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.19	Russell Property Group	Delete proposed amendments to E38.11.2 [refer to page 18 and 19 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.20	Russell Property Group	Delete proposed amendments to E38.12.1 [refer to page 19 of the submission for further details].	Subdivision	Urban Subdivision

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FS84	Julien Leys	Oppose	839.21	Russell Property Group	Delete proposed amendments to E38.12.2 [refer to page 19 and 20 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	839.22	Russell Property Group	Delete LDR zone in its entirety [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	839.23	Russell Property Group	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	839.24	Russell Property Group	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS84	Julien Leys	Oppose	839.25	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	839.26	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	839.27	Russell Property Group	Extend the mapped extent of the MHU zone to take in sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	839.28	Russell Property Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 22 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	839.29	Russell Property Group	Delete additional objectives inserted at H5.2 [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	839.30	Russell Property Group	Delete additional policies inserted at H5.3 [refer to page 23-26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	839.31	Russell Property Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 26 and 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	839.32	Russell Property Group	Retain proposed provisions under H5.5(4) [refer to page 27 - 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	839.33	Russell Property Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.34	Russell Property Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	839.35	Russell Property Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.36	Russell Property Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.37	Russell Property Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.38	Russell Property Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.39	Russell Property Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.40	Russell Property Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.41	Russell Property Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.42	Russell Property Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.43	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 33 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.44	Russell Property Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.45	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.46	Russell Property Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.47	Russell Property Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.48	Russell Property Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	839.49	Russell Property Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	839.50	Russell Property Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.51	Russell Property Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.52	Russell Property Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.53	Russell Property Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.54	Russell Property Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.55	Russell Property Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.56	Russell Property Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.57	Russell Property Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.58	Russell Property Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.59	Russell Property Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.60	Russell Property Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.61	Russell Property Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.62	Russell Property Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.63	Russell Property Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.64	Russell Property Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	839.65	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.66	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.67	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.68	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.69	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.70	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.71	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.72	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.73	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.74	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.75	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.76	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.77	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.78	Russell Property Group	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.79	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	839.80	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.81	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.82	Russell Property Group	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	839.83	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	839.84	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	839.85	Russell Property Group	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	839.86	Russell Property Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	839.87	Russell Property Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	839.88	Russell Property Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	839.89	Russell Property Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	839.90	Russell Property Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	839.91	Russell Property Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS84	Julien Leys	Oppose	839.92	Russell Property Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	839.93	Russell Property Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	839.94	Russell Property Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.95	Russell Property Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.96	Russell Property Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.97	Russell Property Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.98	Russell Property Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.99	Russell Property Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.100	Russell Property Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.101	Russell Property Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.102	Russell Property Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	839.103	Russell Property Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.104	Russell Property Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.105	Russell Property Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.106	Russell Property Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.107	Russell Property Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	839.108	Russell Property Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.109	Russell Property Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.110	Russell Property Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.111	Russell Property Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.112	Russell Property Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.113	Russell Property Group	Retain the proposed deletion of ‘intensity’ from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	839.114	Russell Property Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.115	Russell Property Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.116	Russell Property Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.117	Russell Property Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.118	Russell Property Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.119	Russell Property Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	839.120	Russell Property Group	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.121	Russell Property Group	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.122	Russell Property Group	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.123	Russell Property Group	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.124	Russell Property Group	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.125	Russell Property Group	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.126	Russell Property Group	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.127	Russell Property Group	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	839.128	Russell Property Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	839.129	Russell Property Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	839.130	Russell Property Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	839.131	Russell Property Group	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	839.132	Russell Property Group	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	839.133	Russell Property Group	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	839.134	Russell Property Group	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS84	Julien Leys	Oppose	839.135	Russell Property Group	Rezone 150 - 170 Marua Road, Mount Wellington to THAB.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	839.136	Russell Property Group	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	840.1	Auckland City Centre Residents Group	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather that three different walkable catchments with three different distances.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	840.2	Auckland City Centre Residents Group	Add provisions in the Unitary Plan for future developments in the city centre that provide for Resource Consent conditions to include public benefits within, and beyond, the envelope of a particular building and that process/methodology be used for negotiation with developers in terms of the type and extent of a particular development.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS84	Julien Leys	Oppose	840.4	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but recommend that specific changes are incorporated into the Unitary Plan so as to facilitate Auckland Council having the decision making authority as to the height, dimensions and form of different buildings, in different locations, spread across the city centre space, and including public benefits/space, sustainability and climate change initiatives together with traffic/transport considerations as considered appropriate by Council on a site by site basis.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	840.5	Auckland City Centre Residents Group	Amend phrase 'Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of our city' with 'Changes to current standards (and some new standards) to ensure that tall building are of a form that contributes to a well-functioning urban environment as determined on a site by site basis'.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	840.6	Auckland City Centre Residents Group	Support removal of FAR bonus standards from as all sites will have greater height and/or development capacity so transfer of floor space is no longer needed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	840.7	Auckland City Centre Residents Group	Note podium developments, narrowing as the height increases, which ensures maximum sunlight to all residential homes in the city centre. However, it needs to be Auckland Council who makes these decisions on a site by site basis given that Placemaking is the key means of achieving the Purposes of the Local Government Act 2002.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	840.8	Auckland City Centre Residents Group	Support provision for minimum dwelling size [H8.6.33] to ensure dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	840.9	Auckland City Centre Residents Group	Support provision for minimum floor to floor height [H8.6.27] to ensure that dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	840.10	Auckland City Centre Residents Group	Support provision of sunlight in outlook controls as Council has advised it intends to enforce for areas surrounding the city centre. City Centre residents expect their council, and governments, to ensure that the same rights apply to every residential area across all of Auckland and that Council will ensure this is respected through adherence to, and application of, Policy 1 of the NPSUD.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	840.11	Auckland City Centre Residents Group	Approve the maximum tower dimensions, setbacks from street and tower separation distances being maintained.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	840.12	Auckland City Centre Residents Group	Approve the continued management of City Centre precincts with area specific controls including height and development capacity.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS84	Julien Leys	Oppose	840.13	Auckland City Centre Residents Group	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal

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FS84	Julien Leys	Oppose	840.14	Auckland City Centre Residents Group	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	840.15	Auckland City Centre Residents Group	Reject reliance on Section 3.32 (h) as a means of preventing developments in SCA's. Consider this in breach of both the objectives and intention of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	840.16	Auckland City Centre Residents Group	Incorporate the Auckland Light Rail corridor into their current NPSUD so that decisions related to progress on the ALR corridor are supported by appropriate area maps showing intensification, zoning, walkable catchments and the required level of intensification around city, metropolitan and local centres.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	841.1	Villages of New Zealand Limited	In terms of enabling intensification outside of these arbitrary limits [regarding application of the 800m walkable catchment], it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl. On this basis, the catchment for the Highland Park metropolitan centre for Upzoning around Local Centre and Town Centres in line with NPS-UD Policy 3d should be extended to include Pakuranga Park Village and other above-mentioned properties located along Pakuranga Road, including Business Mixed Use Zone land [refer to pages 7-8 of the submission for further details, and includes properties at 189 Pigeon Mountain Road Half Moon Bay, 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road, 332 Pakuranga Road, 334S Pakuranga Road, 350 Pakuranga Road, 470 Pakuranga Road, 472 Pakuranga Road, 474 Pakuranga Road and 490 Pakuranga Road, Pakuranga].	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification
FS84	Julien Leys	Oppose	841.2	Villages of New Zealand Limited	Amend the plan change provisions so that they give effect to the NPS-UD and RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	841.3	Villages of New Zealand Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	841.4	Villages of New Zealand Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	841.5	Villages of New Zealand Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	841.6	Villages of New Zealand Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	841.7	Villages of New Zealand Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	841.8	Villages of New Zealand Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	841.9	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

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FS84	Julien Leys	Oppose	841.10	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 14 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	841.11	Villages of New Zealand Limited	Delete additional objectives inserted at H5.2 [refer to page 14 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	841.12	Villages of New Zealand Limited	Delete additional policies inserted at H5.3 [refer to page 15 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	841.13	Villages of New Zealand Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 17 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	841.14	Villages of New Zealand Limited	Retain proposed provisions under H5.5(4) Notification [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.15	Villages of New Zealand Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.16	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.17	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.18	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.19	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.20	Villages of New Zealand Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.21	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.22	Villages of New Zealand Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.23	Villages of New Zealand Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.24	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	841.25	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.26	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.27	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.28	Villages of New Zealand Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.29	Villages of New Zealand Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer to page 26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.30	Villages of New Zealand Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.31	Villages of New Zealand Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	841.32	Villages of New Zealand Limited	Delete proposed Matters of Control H5.7.1 and Assessment Criterion H5.7.2(1) relating to one dwelling per site in a SEA [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.33	Villages of New Zealand Limited	Delete Matters of discretion H5.8.1(1) and Assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.34	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from Matter of discretion H5.8.1(1)(b)(i) and Assessment criteria H5.8.1(2)(a)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.35	Villages of New Zealand Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.36	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from the Assessment criteria H5.8.1(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.37	Villages of New Zealand Limited	Delete 'intensity and' from Assessment criterion H5.8.2(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.38	Villages of New Zealand Limited	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(2)(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.39	Villages of New Zealand Limited	Delete other proposed provisions under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	841.40	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to page 37 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.41	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion at H5.8.1 for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.42	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) for building height [refer to page 41 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.43	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.44	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.45	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 4 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.46	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.47	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscape area [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.48	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.49	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.50	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.51	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.52	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.53	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.54	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(18) for deep soil and canopy [tree] [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	841.55	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.56	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.57	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.58	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure - Stormwater Disposal Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.59	Villages of New Zealand Limited	Delete proposed special information requirements H5.9 [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	841.60	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	841.61	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	841.62	Villages of New Zealand Limited	Retain MDRS provisions under H6.1 Zone description as notified [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	841.63	Villages of New Zealand Limited	Delete changes proposed to Objectives at H6.2 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	841.64	Villages of New Zealand Limited	Delete changes proposed to Policies at H6.3 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	841.65	Villages of New Zealand Limited	Delete changes proposed to Activity table H6.4.1 regarding standards to be complied with [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	841.66	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	841.67	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	841.68	Villages of New Zealand Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.69	Villages of New Zealand Limited	Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.70	Villages of New Zealand Limited	Delete [H6.6.4C for Dwellings within the Infrastructure - Stormwater Disposal Constraints Control, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.71	Villages of New Zealand Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.72	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.73	Villages of New Zealand Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.74	Villages of New Zealand Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.75	Villages of New Zealand Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.76	Villages of New Zealand Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 59 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.77	Villages of New Zealand Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	841.78	Villages of New Zealand Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.79	Villages of New Zealand Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 61 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.80	Villages of New Zealand Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 62 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.81	Villages of New Zealand Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.82	Villages of New Zealand Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.83	Villages of New Zealand Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	841.84	Villages of New Zealand Limited	Delete proposed provisions under Matters of control H6.7.1 [refer to page 65 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.85	Villages of New Zealand Limited	Delete proposed provisions under Assessment criteria for controlled activities H6.7.2 [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.86	Villages of New Zealand Limited	Reject H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.87	Villages of New Zealand Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.88	Villages of New Zealand Limited	Delete assessment criterion H6.8.2(2)(ad) for [assessment of the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	841.89	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.90	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.91	Villages of New Zealand Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.92	Villages of New Zealand Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.93	Villages of New Zealand Limited	Delete other proposed provisions under H6.8.1 [refer to page 67 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.94	Villages of New Zealand Limited	Delete proposed provisions under H6.8.2 [refer to page 70 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.95	Villages of New Zealand Limited	Delete proposed provisions under Special information requirements H6.9 [refer to page 77 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	841.96	Villages of New Zealand Limited	Remove references to QM under H13.1 Zone description [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.97	Villages of New Zealand Limited	Amend Zone description H13.1 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.98	Villages of New Zealand Limited	Delete proposed changes to Objectives H13.2 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.99	Villages of New Zealand Limited	Amend Objectives H13.2 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.100	Villages of New Zealand Limited	Delete proposed changes to Policies H13.3 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.101	Villages of New Zealand Limited	Amend Policies H13.3 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.102	Villages of New Zealand Limited	Delete proposed changes to purpose of Standard H13.6.1 to remove reference to qualifying matters [refer to page 80 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.103	Villages of New Zealand Limited	Amend Standard H13.6.1(1) to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	841.104	Villages of New Zealand Limited	Delete proposed Landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	841.105	Villages of New Zealand Limited	Delete proposed Service Area definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	841.106	Villages of New Zealand Limited	Delete proposed Urban Heat Island definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	841.107	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	841.108	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	841.109	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor [refer to page 52 of the submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	841.110	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 52 of the submission for further details].	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	841.111	Villages of New Zealand Limited	Approve the broad application of the MHU zone [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	841.112	Villages of New Zealand Limited	Approve the application of THAB within walkable catchments [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	841.113	Villages of New Zealand Limited	Reject introduction of QMs into zones [refer to page 4 of the submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	841.114	Villages of New Zealand Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	841.115	Villages of New Zealand Limited	Delete the LDR Zone in its entirety [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	841.116	Villages of New Zealand Limited	Rezone 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road and 334S Pakuranga Road, Pakuranga to THAB [refer to page 7 of the submission for a diagram].	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	841.117	Villages of New Zealand Limited	In our view, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites [refer to page 8 of the submission for further details].	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	841.118	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone [refer to page 57 of the submission for further details].	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS84	Julien Leys	Oppose	855.1	MHE Limited	Amend HVC for 83-85 College Hill, 87 College Hill, 89 College Hill, 91 College Hill, 93 College Hill, 95 College Hill, 99 College Hill, 101 College Hill, 107-109 College Hill to 27m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	855.2	MHE Limited	Amend HVC for Ponsonby Mixed Use zone area to 27m [inferred: including properties at: 1 Cascade Street, 5-7 Hargreaves Street, 24 Spring Street, 2 College Hill, 28 College Hill, 5 College Hill, 32 Ireland Street, 84-86 Franklin Road, 98 Beaumont Street, 3 Hargreaves Street, 34 Ireland Street, 43 College Hill, 27-37 Napier Street, 2 Middle Street, 9 Wilkins Street, 3-11 New Street, 1-8 Brickfield Way, 7 College Hill, 19 Hargreaves Street, 220 Victoria Street West, 5 Wilkins Street, 94 Franklin Road, 2-18 Fisher-Point Drive, 88 Franklin Road, 111 Franklin Road, 13-15 College Hill, 21 Hargreaves Street, 115-121 Franklin Road, 92 Franklin Road, 17 Hargreaves Street, 62-98 Fisher-Point Drive, 37-39 Ireland Street, 3 College Hill, 90 Franklin Road, 41 College Hill, 29 Hargreaves Street, 31-35 Hargreaves Street, 25 Hargreaves Street, 33 College Hill, 27 College Hill, 27 Hargreaves Street, 23 Hargreaves Street, 25 College Hill, 44 Ireland Street, 39 Spring Street, 10 College Hill, 40-42 Ireland Street, 38 Ireland Street, 8 College Hill, 31 Spring Street, 35 Spring Street, 1 Scotland Street, 16 College Hill, 28-42 Spring Street, 37 Spring Street, 1 Beaumont Street, 2-4 Hargreaves Street, 36-38 College Hill, 17-71 Fisher-Point Drive, 32-60 Fisher-Point Drive, 2-26 Telpher Street, 18 Waitemata Street, 80 Beaumont Street, 20 Beaumont Street, 98 Franklin Road, 100 Franklin Road, 96 Franklin Road, 45 Ireland Street, 10 Beaumont Street, 13 Hargreaves Street, 9 Hargreaves Street, 15 Hargreaves Street, 11 Hargreaves Street, 20-22 Fisher-Point Drive].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	871.1	Property Council New Zealand	[Amend] city centre walkable catchment by at least 400m to 1.5km.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Oppose	871.2	Property Council New Zealand	[Amend] to apply the 400m walkable catchment standard more widely around Town Centres.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	871.3	Property Council New Zealand	[Amend the zone provisions to enable] greater housing intensification in Metropolitan, Town and Local Centres.	Business Zones provisions	Business Zones (General or other)
FS84	Julien Leys	Oppose	871.4	Property Council New Zealand	[Amend] to ensure transport alignment between residential and mixed-use zones.	Plan making and procedural	General
FS84	Julien Leys	Oppose	871.5	Property Council New Zealand	Amend THAB rules from “up to” six storeys to better enable greater height and more flexible design where appropriate;	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	871.6	Property Council New Zealand	[Amend to] create alignment between THAB rules inside and outside of walkable catchments	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	871.7	Property Council New Zealand	[Delete] prescriptive rules within the plan change to better ensure that a site-specific approach can be taken over the proposed prescriptive approach as to where a building, turning bay and accessways are to be placed.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	871.8	Property Council New Zealand	[Amend] the zone so that if a qualifying matter is not present, the RMA Amendment rules take precedence.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	871.9	Property Council New Zealand	Delete infrastructure constraints as a qualifying matter and investigate the use of transparent, beneficiary pays funding models to fund necessary core infrastructure to support development.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	871.10	Property Council New Zealand	Retain 200m walkable catchment for Local Centres.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	871.11	Property Council New Zealand	Retain 400m walkable catchment for larger Town Centres.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	871.12	Property Council New Zealand	Amend height standards to provide building heights greater than six storeys along transport corridors and close to train stations.	Height	RTN WC Intensification response
FS84	Julien Leys	Oppose	871.13	Property Council New Zealand	Amend business zone rules to be flexible enough to enable car parking for residential developments.	Business Zones provisions	Business Zones (General or other)
FS84	Julien Leys	Oppose	871.14	Property Council New Zealand	Amend residential zone rules to be flexible enough to enable car parking for residential developments.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	871.15	Property Council New Zealand	Amend zone rules to outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	871.16	Property Council New Zealand	Retain the deletion of the Gross Floor Area standard and the GFA bonus standard	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	871.17	Property Council New Zealand	Retain the deletion of the height control	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	871.18	Property Council New Zealand	Retain the extension of the outlook space control	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	871.19	Property Council New Zealand	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	871.20	Property Council New Zealand	Recognise the risk of lost amenity in business zones given the onsite requirements for waste collection and accessibility.	Business Zones provisions	Business Zones (General or other)
FS84	Julien Leys	Oppose	871.21	Property Council New Zealand	Recognise the risk of lost amenity in residential zones given the onsite requirements for waste collection and accessibility.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS84	Julien Leys	Oppose	871.23	Property Council New Zealand	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS84	Julien Leys	Oppose	871.25	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.1	Kāinga Ora	Delete the Residential - Single House Zone entirely. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. This includes applying the Residential - Mixed Housing Urban Zone to the 23 settlements currently excluded such as Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead and others. See Appendix 1, Table 1, row 43. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.2	Kāinga Ora	Delete the Residential - Low Density Residential Zone entirely. See Appendix 1, Table 1, row 44. Rezone with either the Residential - Mixed Housing Urban Zone or the Residential Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.3	Kāinga Ora	Delete the Residential - Mixed Housing Suburban Zone entirely. See Appendix 1, Table 1, row 45. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer also to the separate submission point on the Auckland Light Rail Corridor exclusion area.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.4	Kāinga Ora	Amend the Residential - Mixed Housing Urban Zone provisions to: 1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings; 2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and 3) Simplify and streamline matters of discretion and associated assessment criteria. Make amendments to H5 as set out in Appendix 1, Table 2, Rows 138 to 163 of the submission. Refer to Appendices 2 and 3 for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	873.5	Kāinga Ora	Amend the spatial extent of the Residential - Mixed Housing Urban Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.6	Kāinga Ora	Amend the Residential - Terrace Housing and Apartment Buildings Zone to enable higher densities and building heights with fewer restrictions. Make deletions or amendments to the H6 zone provisions to that effect as set out in Appendix 1 of the submission, Table 1, Rows 46 to 75 of the submission. Refer to Appendices 2 and 3 of the submission for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	873.7	Kāinga Ora	Amend the spatial extent of the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.8	Kāinga Ora	Amend the Height Variation Control for the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.9	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the Business City Centre Zone. Make amendments as set out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Oppose	873.10	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from the edge of any Business Metropolitan Centre Zone. Make amendments summarised out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS84	Julien Leys	Oppose	873.11	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	873.12	Kāinga Ora	Amend to include RTN walkable catchments for the Onehunga train line.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.13	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within: 1) 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a Business - Metropolitan Centre Zone or the Business - City Centre Zone; 2) 800m (approx. 10 minute walk) in some highly accessible locations; as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	873.14	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 800m (approx. 10 minute walk) from the edge of the Business - Town Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	873.15	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 400m (approx. 5 minute walk) from the edge of the Business - Local Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	873.16	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around the Business - City Centre Zone. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS84	Julien Leys	Oppose	873.17	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS84	Julien Leys	Oppose	873.18	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS84	Julien Leys	Oppose	873.19	Kāinga Ora	Amend the Height Variation Control to provide for 5 storeys (18m) within those parts of the Residential - Mixed Housing Urban Zone that adjoin the 10 storey Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS84	Julien Leys	Oppose	873.20	Kāinga Ora	Amend to provide for unlimited height in the Business - City Centre Zone General Height Area. Refer to Appendix 3 of the submission for building height. Retain, amend or delete H8 provisions as set out in Appendix 1, Table 1, Rows 76, 77, 78, 79 and 80 of the submission.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.21	Kāinga Ora	Delete qualifying matters and standards for specific density provisions from the Business - City Centre Zone. This includes but is not limited to: streetscape improvement and landscaping; special amenity yards; street sightlines; outlook space and space and building in relation to boundary. Retain or delete H8 provisions as set out in Appendix 1, Table 1, Rows of 81, 82, 83 and 84 of the submission.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS84	Julien Leys	Oppose	873.22	Kāinga Ora	Amend the Business - Metropolitan Centre Zone to allow unlimited building height except where qualifying matters apply. Refer to Appendices 2 and 3 of the submission for building height. Retain, amend or delete H9 provisions as set out in Appendix 1, Table 1, Rows of 85, 86, 87, of the submission.	Height	Metropolitan Centre WC Intensificatio n response
FS84	Julien Leys	Oppose	873.23	Kāinga Ora	Amend the Business - Town Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height through the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control below the proposed 6-storey base zone height; 4) amend the Height in Relation to Boundary Control to enable the increased base height. Delete or amend H10 provisions as set out in Appendix 1, Table 1, Rows 88, 89, and 90 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS84	Julien Leys	Oppose	873.24	Kāinga Ora	Amend the Business - Local Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height in the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control that below the 6-storey base zone height; 4) Amend the Height in Relation to Boundary Control to enable the increased base height. Amend or delete H11 provisions as set out in Appendix 1, Table 1, Rows 91, 92 and 93 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS84	Julien Leys	Oppose	873.25	Kāinga Ora	Amend the Business - Neighbourhood Centre Zone and Height Variation Control to Enable a 6-storey height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Amend or delete H12 provisions as set out in Appendix 1, Table 1, Rows 94, 95 and 96 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.26	Kāinga Ora	Amend the Business - Mixed Use Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendix 3 for building height. Amend or delete H13 provisions as set out in Appendix 1, Table 1, Rows 97, 98 and 99 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.27	Kāinga Ora	Amend the Business - General Business Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendices 2 and 3 of the submission for building height. Amend or delete H14 provisions as set out in Appendix 1, Table 1, Rows 100, 101 and 102 of the submission.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.28	Kāinga Ora	Amend the majority of the qualifying matters to be applied by overlays rather than zones or precincts. An example of where this is not requested is for the flooding qualifying matter. See also Appendix 1, Table 1, Row 3 of the submission.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS84	Julien Leys	Oppose	873.29	Kāinga Ora	Amend the qualifying matters so that they are managed consistently and are not managed by zones.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS84	Julien Leys	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.31	Kāinga Ora	Amend the Special Housing Area exclusions by implementing the MDRS and Policy 3 requirements for many of these areas which would meet the definition of 'relevant residential zone'. Apply all the relief sought by this submission to the identified Special Housing Areas as illustrated in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.32	Kāinga Ora	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	873.33	Kāinga Ora	Delete the Beachlands Transport Infrastructure Constraint including deletion of provisions as set out on page 8 of the submission, and in Table A1.4.8.1, Appendix 1 of the Submission, Table 1 Rows 1, 38, 39, 40 and 41 of the submission. Note with reference to row 39 that other unrelated provisions are to be retained. Refer also to mapping changes in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.34	Kāinga Ora	Amend C1.6A(2) by making the deleting reference to "an overlay rule" as set out in as set out in Appendix 1 Table 1 Row 2 of the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	873.35	Kāinga Ora	Retain the Wetland Management Areas qualifying matter. See Appendix 1, Table 1, Row 4 of the submission for details.	Qualifying Matters A-I	Wetland Management (D8)
FS84	Julien Leys	Oppose	873.36	Kāinga Ora	Retain identification of a Significant Ecological Areas qualifying matter. Delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Do not utilise residential zones to manage this issue, and delete proposed provisions. See Appendix 1, Table 1, Rows 5, 6 and 7 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	873.37	Kāinga Ora	Retain identification of Outstanding Natural Landscapes and Outstanding Natural Features qualifying matter but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. See Appendix 1, Table 1, Rows 8, 9 and 10 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONL and ONF (D10)
FS84	Julien Leys	Oppose	873.38	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Metropolitan Centre WC Intensification response
FS84	Julien Leys	Oppose	873.39	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Height response - other zones
FS84	Julien Leys	Oppose	873.40	Kāinga Ora	Retain identification of Outstanding Natural Character and High Natural Character qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. Delete the newly proposed special information requirements. Make amendments as set out in Appendix 1, Table 1, Rows 10, 11 and 12 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	873.41	Kāinga Ora	Retain identification of a Waitakere Ranges qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete non-complying activity status for minor dwellings and reject deletion of supplementary text in activity table. Make amendments as set out in Appendix 1, Table 1, Rows 13, 14, 15 and 16 of the submission. Rezone with Residential - Mixed Housing Urban Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	873.42	Kāinga Ora	Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters Other	Notable Trees (D13)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.43	Kāinga Ora	Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	873.44	Kāinga Ora	Delete the Ridgeline Protection qualifying matter and delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Rows 22, 23 and 24 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	873.45	Kāinga Ora	Delete the Local public views qualifying matter and all of the associated Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Row 25 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Local Public Views (D16)
FS84	Julien Leys	Oppose	873.46	Kāinga Ora	Retain the High Aircraft Noise Area (HANA) as a qualifying matter, but amend it by rezoning any Residential - Low Density Residential Zone and Residential - Terrace Housing and Apartment Buildings Zoned areas to Residential - Mixed Housing Urban Zone. Refer to Appendix 1, Table 1, Row 30 of the submission, and Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central]	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	873.47	Kāinga Ora	Delete the Moderate Aircraft Noise Area (MANA) as a qualifying matter and delete the blanket density restrictions for residential sites within the MANA overlay and make other amendments as set out in Appendix 1, Table 1, Row 31 of the submission.	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	873.48	Kāinga Ora	Delete the Infrastructure - Combined Wastewater Network Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS84	Julien Leys	Oppose	873.49	Kāinga Ora	Delete the Infrastructure - Water and/or Wastewater Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	873.50	Kāinga Ora	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS84	Julien Leys	Oppose	873.51	Kāinga Ora	Retain overlays and city wide rules for managing natural hazards but delete down zoning for natural hazards including deletion of the Residential - Low Density Residential Zone. Rezone with Residential - Mixed Housing Urban Zone or Residential - Terraced Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Refer also to Appendix 1, Table 1, Row 36 of the submission. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.52	Kāinga Ora	Retain spatial mapping of natural hazards on maps but delete any flood hazard mapping in the plan. Flood hazard mapping should be non-statutory, sitting outside the plan. Refer to Appendix 1, Table 1, Row 37 of the submission.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	873.53	Kāinga Ora	Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	873.54	Kāinga Ora	Amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS) within relevant residential zones. Amend or delete H27 provisions as set out in Appendix 1, Table 1, Rows 103, 104, 105 and 106 of the submission.	Other Zones provisions	H27 Special Purpose - Māori Purpose Zone
FS84	Julien Leys	Oppose	873.55	Kāinga Ora	Retain the note at the start of Chapter D17 that identifies Historic Heritage as a qualifying matter. Refer to Appendix 1, Table 1, Row 26 of the submission.	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	873.56	Kāinga Ora	Delete the proposed Lawry Settlement Workers' Housing as a qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	873.57	Kāinga Ora	Delete the D20A Stockade Hill Viewshaft Overlay entirely including from the plan (and GIS view) and the Figure D20A.6.1.1. Refer to Appendix 1, Table 1, Row 28 of the submission.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS84	Julien Leys	Oppose	873.58	Kāinga Ora	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS84	Julien Leys	Oppose	873.59	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Area Overlay. Remove the provisions relating to the MANA from the precinct and apply the city wide overlay provisions. Also summarised under the qualifying matter topic.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS84	Julien Leys	Oppose	873.60	Kāinga Ora	Delete the identification of 'sunlight admission' as a qualifying matter from I425 Manukau Centre Precinct.	Precincts - NPSUD MDRS Response	I425 Manukau Precinct
FS84	Julien Leys	Oppose	873.61	Kāinga Ora	Delete qualifying matters pertaining to 'Notable Trees' and 'Flooding' from the I433 Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.62	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the qualifying matter topic. Delete qualifying matters pertaining to 'Flooding' from the I438 Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Rezone the residential zones that are affected by the designation as either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone, as appropriate.	Precincts - NPSUD MDRS Response	I438 Takanini Precinct
FS84	Julien Leys	Oppose	873.63	Kāinga Ora	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the I529 Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	Precincts - NPSUD MDRS Response	I529 Orewa 1 Precinct
FS84	Julien Leys	Oppose	873.64	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I533 Red Beach Precinct.	Precincts - NPSUD MDRS Response	I533 Red Beach Precinct
FS84	Julien Leys	Oppose	873.65	Kāinga Ora	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the I539 Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Residential - Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. Rezone as either Mixed Housing Urban or Residential - Terrace Housing and Apartment Buildings Zone, as set out in Appendix 2.	Precincts - NPSUD MDRS Response	I539 Smales 2 Precinct
FS84	Julien Leys	Oppose	873.66	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I550 Millwater South Precinct.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS84	Julien Leys	Oppose	873.67	Kāinga Ora	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the I552 Warkworth Clayden Road Precinct.	Precincts - NPSUD MDRS Response	I552 Warkworth Clayden Road Precinct
FS84	Julien Leys	Oppose	873.68	Kāinga Ora	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the I 553 Warkworth North Precinct.	Precincts - NPSUD MDRS Response	I553 Warkworth North Precinct
FS84	Julien Leys	Oppose	873.69	Kāinga Ora	Delete qualifying matters pertaining to flooding from the I605 Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS84	Julien Leys	Oppose	873.70	Kāinga Ora	Delete qualifying matters pertaining to 'historic heritage buildings' from the I607 New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	Precincts - NPSUD MDRS Response	I607 New Lynn Precinct
FS84	Julien Leys	Oppose	873.71	Kāinga Ora	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the I609 Penihana North Precinct.	Precincts - NPSUD MDRS Response	I609 Penihana North Precinct
FS84	Julien Leys	Oppose	873.72	Kāinga Ora	Delete the canopy tree definition from Chapter J.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.73	Kāinga Ora	Delete the proposed addition to the coastal erosion hazard area definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.74	Kāinga Ora	Delete the definition of deep soil from Chapter J.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.75	Kāinga Ora	Amend the definition of dwelling as set out in Appendix 1, Table 1, Row 130 of the submission.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.76	Kāinga Ora	Amend the definition of floodplain as set out in Appendix 1, Table 1, Row 131 of the submission.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.77	Kāinga Ora	Amend the definition of landscaped area as set out in Appendix 1, Table 1, Row 132 of the submission.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.78	Kāinga Ora	Amend the definition of relevant residential zone as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.79	Kāinga Ora	Insert a new definition for street-facing façade as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.80	Kāinga Ora	Delete the definition of servicing area from Chapter J.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.81	Kāinga Ora	Delete the definition of urban heat island from Chapter J.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	873.82	Kāinga Ora	Retain chapter K as notified.	Qualifying Matters A-I	Designations
FS84	Julien Leys	Oppose	873.83	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Te Hana. Refer to Appendix 2, Map 001. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Coronation Street, Silver Hill Road, State Highway 1, and Whakapirau Road, Te Hana]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.84	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Wellsford. Refer to Appendix 2, Map 002. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ahuru Street, Armitage Road, Astrid Lane, Batten Street, Bellevue Avenue, Centennial Park Road, Davies Road, Hanover Street, Hazelmere Street, John Sinclair Avenue,Kelgary Place,Matheson Road,McGillivray Road,Monowai Street,Olympus Road, Port Albert Road,Raki Lane, Rodney Street, State Highway 1,Tobruk Road, Tomas Street, Totara View,Tuaraki Drive,Tyburnia Place, Watson Place, Wellsford Valley Road, Wi Apo Place, and Worker Road, Wellsford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.85	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 004. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Blue Bell Parade, Caroline Heights, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Excelsior Way, May Way, Meiklejohn Way, North West Anchorage, Omaha Drive, Reliance Way, Shamrock Crest, Success Court, and Twilight Bay, Omaha; and Dotterel Lane, Dunbar Road, Harbour View Road, Kowhai Avenue, Oystercatcher Lane, Point Wells Road, Riverside Drive, Sandpiper Avenue, Shearwater Lane, Waimanu Place, Williams Crescent, and Wrybill Way, Point Wells.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.86	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 005. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Broadlands Drive, Darroch Slope, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Esme Grove, Excelsior Way, Ida Way, Jane Gifford Place, Kitty Frazer Lane, Lagoon Way, Mangatawhiri Road, Matariki Street, Meiklejohn Way, Omaha Drive, Paraone Place, Parry Court, Pioneer Crescent, Reliance Way, Rita Way, Ruby Cove, Shamrock Crest, St Anne Place, Success Court, Taiawa Place, Te Mana Street, Te Mauri Place, The Southern Isle, and Thistle Terrace, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.87	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Omaha . Refer to Appendix 2, Map 006. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Inanga Lane, Karahu Lane, Kewai Street, Kokopu Street,Kutai Lane, Mangatawhiri Road,Paraoa Crescent, Patiki Place,Paua Lane,Pipi Lane,Taumata Road, Tio Lane,Tohora Crescent, Tuatua Lane, and Tuna Place, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.88	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Matakana. Refer to Appendix 2, Map 007. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Awanui Crescent, Courtney Lane, Kewini Grove, Laly Haddon Place, Leigh Road, Long Meadow Lane, Maeha Drive, Matakana Road, Matakana Valley Road, Moya Drive, Penney Rise, Riverglade Lane, Tiaki Lane, and Torea Road, Matakana.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.89	Kāinga Ora	Rezone Residential - Low Density Housing Zone to Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone at Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 008. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Hudson Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albert Road, Ashmore Crescent, Belmont Place, Belvedere Place, Brown Road, Champers Way, Falls Road, Great North Road, Heritage Lane, Hill Street, Kasper Street, Mahurangi Street, Matakana Road, Melwood Drive, Millstream Place, Northwood Close, Victoria Street, View Road, Wainoni Place, Westpark Glen, and Whitaker Road, Warkworth.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.90	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Warkworth. Refer to Appendix 2, Map 008. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pound Street, Falls Street, Brown Road, Warkworth Street, Bertram Street, Lilburn Street, and Alnwick Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.91	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Urban Zone or Residential - Terrace Housing and Apartment Buildings in Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 009. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Dome Lane, Falls Road, Harry Close, John Andrew Drive, Ngahau Street, View Road, and Woodcocks Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone: Auckland Road, Bambro Street, Bennett Street, Bertram Street, Blue Gum Drive, Brown Road, Campbell Drive, Church Hill, Clegg Place, Coquette Street, David William Place, Dome Lane, Earlsway, Fairwater Road, Hauiti Drive, Hexham Street, Lilburn Street, McKinney Road, Palmer Street, Percy Street, Pulham Road, Rivendell Place, Southgate Road, State Highway 1, Titapu Road, Vernon Shaw Place, Walton Avenue, Warin Place, Wech Drive, Whitaker Road, Wickens Place, and Woodcocks Road, Warkworth]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.92	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone and Business - Local Centre Zone in Warkworth. Refer to Appendix 2, Map 009. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lilburn Street, Fairwater Road, Hexham Street, Alnwick Street, Pound Street, Bertram Street, Morpeth Street, Warin Place, Auckland Road, Wech Drive, Falls Street, Warkworth Street, and Neville Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.93	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 010. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Apollo Place, Arabella Lane, Ariel Place ,Aurora Avenue, Boathouse Bay Lane, Brampton Road, Governor Grey Road, Hampton Mews, Hapuka Close, Katene Place, Kokihi Lane, Koru Place, Mahurangi East Road, Merehai Place, Piper Lane, Robinia Place, Schooner Avenue, Tamatea Drive, Te Kapa Place, and Trevally Place, Snells Beach]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.94	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 011. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Ahi Kaa Lane, Amanda Lane, Arabella Lane, Ariki Drive, Arohia Place, Aurora Avenue, Awatere Place, Brigitte View, Carmen Terrace, Clifton Lane, Cornel Circle, Dalton Road, Dawson Road, Ferndale Drive, Fidelis Avenue, Foster Crescent, Gerontius Lane, Governor Grey Road, Hampton Mews, Heron Lane, Hewson Drive, Hibiscus Avenue, Hinemoa Place, Inca Place, Iris Street, Kahurangi Place, Katene Place, Kauri Crescent, Kawau View Road, Kia Kaha Drive, Kokihi Lane, Koru Place, Kotuku Place, Little Compton Mews, Mahurangi East Road, Matangi Terrace, Mayne Place, Merehai Place, Moana Terrace, Muncaster Road, Ngatira Place, Panui Terrace, Parkdale Close, Piccadilly Circus, Piper Lane, Rangimaarie Crescent, Rawhiti Place, Riverleigh Drive, Schooner Avenue, Snells Beach Road, Sunburst Avenue, Sunlight Promenade, Sunrise Boulevard, Tamatea Drive, Tara Place, Te Kapa Place, Virginia Circus, Washington Avenue, Wendy Hood Way, Windward Terrace, Woodlands Avenue, and Woodlands Place, Snells Beach; Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, The Glade, and The Nook, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.95	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Local Centre Zone in Snells Beach. Refer to Appendix 2, Map 011. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mahurangi East Road, Snells Beach.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.96	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Algies Bay. Refer to Appendix 2, Map 012. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albro Lane, Alexander Road, Athol Place, Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, and Willjames Avenue, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.97	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Waiwera. Refer to Appendix 2, Map 013. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Hibiscus Coast Highway, The Strand, Waiwera Place, Waiwera Road, and Weranui Road, Waiwera]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.98	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Hatfields Beach and Orewa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa. Refer to Appendix 2, Map 014. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Beachwood Drive, Fendalton Place, Hibiscus Coast Highway, Ocean View Road, Otanerua Road, Sun Valley, Sykes Avenue, William Hadlow Place, and Win Grove, Hatfields Beach; Ambassador Glade, Astor Place, Chalmers Close, Crampton Court, Hibiscus Coast Highway, Hillcrest Road, Judd Place, Kahu Close, Kath Hopper Drive, Lakeside Drive, Maraeariki Avenue, Marine Parade, McGowan Place, Millennial Way, Puriri Avenue, Riverside Road, Roberta Crescent, Tauranga Place, Waldorf Crescent, and Wallis Lane, Orewa; and Arran Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone, includes: Alice Avenue, Ambassador Glade, Centreway Road, Chesterfield Way, Crampton Court, Dan Tori Place, Denham Way, Doment Crescent, Edward Avenue, Elizabeth Street, Florence Avenue, Francis Skinner Place, Grand Drive, Hatton Road, Hibiscus Coast Highway, Kohu Street, Lakeside Drive, Lillian Place, Manuka Street, Marine Parade, Marine View, McGowan Place, Melanie Place, Millennial Way, Ngaru Way, Noel Avenue, Nukumea Common, Puriri Avenue, Riverside Road, Ruby Place, Waitaha Close, and West Hoe Road, Orewa]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.99	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 014. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Centreway Road, Florence Avenue, Doment Crescent, Moenui Avenue, Moana Avenue, Riverside Road, and Tamariki Avenue, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.100	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Silverdale (Wainui). Refer to Appendix 2, Map 015. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone, includes: Argent Lane and Lysnar Road, Upper Orewa]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.101	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Orewa, Red Beach and Silverdale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa, Red Beach and Silverdale. Refer to Appendix 2, Map 016. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Barton Place, Hibiscus Coast Highway, Kath Hopper Drive, Lakeside Drive, Maori Hut Road, Matija Place, Maygrove Drive, Moffat Road, Nickell Place, Pohutukawa Avenue, Settlers Grove, and Tauranga Place, Orewa; Bay Street, Hibiscus Coast Highway, Miran Lane, Odlin Lane, Quo Vadis Place, Rosario Crescent, Thorburn Avenue, and Walton Street, Red Beach; and Arran Drive, Arran Point Parade, Bankside Road, Godfrey Drive, Kelly Greens, Madison Terrace, Major Henry Greens, Millwater Parkway, Percy Greens, Ridgedale Road, and Timberland Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Centreway Road, Crampton Court, Edgewater Grove, Empire Road, Hibiscus Coast Highway, Jelas Road, Maygrove Drive, Milton Road, Nickell Place, Pine Road, Riverside Road, Ross Crescent, and Weiti Road Orewa; Anchorite Way, Barnacle Rise, Cambie Avenue, Driftwood Drive, Greenview Lane, Hibiscus Coast Highway, Jelas Road, John Dee Crescent, Kingtide Place, Mermaid Mews, Neaptide Close, Nga Wai Lane, Panorama Court, Ridgeview Close, Saltwood Street, Seagate Place, Seamount Drive, Springtide Place, Spyglass Street, Surf View Crescent, Symes Drive, Taikura Avenue, Tawhana Crescent, Totara Views Drive, and Whangaparaoa Road Red Beach; Anchorite Way, Arriere Lane, Bonair Crescent, Cannon Street, Cilliers Drive, Colonial Drive, Fermier Greens, Grapnel Street, Hibiscus Coast Highway, James Mcleod Way, Jardin Court, Kuhu Way, Longmore Lane, Millwater Parkway, Old Mill Road, Ormonde Drive, Silverhill Lane, Stella Maris Lane, Totara Views Drive, Wainui Road, Waterloo Road, and Whao Lane, Silverdale]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.102	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 016. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fantail Court, Weiti Road, Bellbird Place, Tui Lane, and Centreway Road, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.103	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Red Beach and Stanmore Bay. Refer to Appendix 2, Map 017. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Bay Street, Chelverton Terrace, Durness Place, Elgin Place, Esther Place, Glenelg Road, Laurie Street, Marellen Drive, Marie Avenue, Ngapara Street, Rosario Crescent, Walton Street, Whale Cove, and William Bayes Place, Red Beach; Blue Heron Rise, Brian Crescent, Cooper Road, D'Oyly Drive, Duncansby Road, Gledstane Road, Greta Place, Joydon Place, Lea Place, Mably Court, Northview Road, Shadon Place, Springtime Crescent, Vipond Road, Waiora Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.104	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Tindalls Bay. Refer to Appendix 2, Map 018. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Ardern Avenue, Swann Beach Road, and The Crescent, Manly; Capitol Road, Matakatia Parade, Whangaparaoa Road, and Zita Avenue, Matakatia; Ardern Avenue and Swann Beach Road, Stanmore Bay; De Luen Avenue, The Crescent, and Tindalls Bay Road, Tindalls Beach]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.105	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Gulf Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Gulf Harbour. Refer to Appendix 2, Map 019. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Double Bay Place, Fishermans Cove, Pacific Parade, Siesta Terrace, and Whangaparaoa Road, Army Bay; Belle-Mer Place, Clansman Terrace, Island View Drive, Okoromai Views, and Shakespear Road, Okoromai Bay; Admiralty Rise, Alec Craig Way, Gulf Harbour Drive, Javelin Close, Kensington Terrace, Regency Park Drive, and Whangaparaoa Road, Hobbs Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Admiralty Rise, Bella Vista Drive, Binnacle Rise, Greenway Rise, Gulf Harbour Drive, and Pleasant Way, Hobbs Bay]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.106	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Silverdale. Refer to Appendix 2, Map 020. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waterloo Road, Silverdale]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.107	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Silverdale. Refer to Appendix 2, Map 020. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Blue Gum Avenue, Tavern Road, Blanc Road, and Foundry Road, Silverdale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.108	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Stanmore Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Stanmore Bay. Refer to Appendix 2, Map 021. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Ferry Road, Kestrel Heights, and Mollyhawk Rise, Arkles Bay; Arun Street, Beverley Road, Brightside Road, Claude Road, Elliston Crescent, Holiday Road, Joydon Place, Kauri Road, Langton Road, Te Ruru Way, Vipond Road, and Whangaparaoa Road, Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cochrane Avenue, Ferry Road, and Wade River Road, Arkles Bay; Barwick Place, Bloomfield Rise, Matai Road, Moera Place, Penton Road, Puarangi Lane, Rata Road, Red Hibiscus Road, Rishworth Avenue, Wade River Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.109	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone at Stanmore Bay. Refer to Appendix 2, Map 021. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, and Mata Lane, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.110	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Stillwater. Refer to Appendix to, Map 021 [inferred: proposes to rezone some or all of the properties in these streets from Residential Single House Zone to Residential - Mixed Housing Urban Zone, includes: Coastal Heights, Cockle Place, Donald Place, Duck Creek Road, Flounder Point Road, Gurnard Road, Inlet Views, Snapper Road, Stillwater Crescent, and Upper Duck Creek Road, Stillwater]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.111	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Whangaparāoa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whangaparāoa. Refer to Appendix 2, Map 022. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arkles Strand, Ferry Road, Hawaiian Parade, Kestrel Heights, Mollyhawk Rise, and Palm Cove, Arkles Bay; Ardlui Avenue, Beach Road, Brandon Road, Brixton Road, Brown Street, Cross Street, East Avenue, East Point, Glamis Avenue, Glengarry Avenue, Hurdlow Place, Kawau Island Avenue, Ladies Mile, Laurence Street, Manly Park Avenue, Monyash Road, Moreton Drive, Motuora Road, Motutapu Avenue, Onepu Lane, Rawhiti Road, South Avenue, Spinnaker Point, Sundown Avenue, Swann Beach Road, The Circle, The Crescent, The Esplanade, Tindalls Bay Road, Tiri Road, Tulip Close, Walbrook Road, Whangaparaoa Road, and Zealandia Road, Manly; Capitol Road, Matakatia Parade, Tiri Road, and Whangaparaoa Road, Matakatia; Ardern Avenue, Bonita Avenue, Glanville Close, Rata Road, Rimu Road, Stanmore Bay Road, Swann Beach Road, and Te Ruru Way Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Arkles Drive, Arkles Strand, Cochrane Avenue, Ferry Road, Herman Street, Margaret Place, McKenzie Avenue, Wade River Road, Whangaparaoa Road Arkles Bay, Glengarry Avenue, Homestead Road, Kawau Island Avenue, Kenneth Hopper Place, Ladies Mile, Layton Road, Little Barrier Avenue, Manly Heights, Motutapu Avenue, Onepu Lane, Polkinghorne Drive, Rakino Avenue, Shuttleworth Place, Stanmore Bay Road, The Circle, Tower Hill, Whangaparaoa Road, Zealandia Road Manly, Bonita Avenue, Delshaw Avenue, Elan Place, Grandview Road, Link Crescent, Matai Road, Orca Drive, Penton Road, Rata Road, Red Hibiscus Road, Rishworth Avenue, Seafarer Crescent, Stanmore Bay Road, Wade River Road, Waititiro Rise Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.112	Kāinga Ora	Insert a Height Variation Control of 22m for part of the Business - Mixed Use Zone in Whangaparāoa. Refer to Appendix 2, Map 022. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, Elan Place, Rishworth Avenue, and Link Crescent, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.113	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Parakai. Refer to Appendix 2, Map 025 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Aitkenhead Court, Chic Gardens, Fordyce Road, Mary Keane Lane, Parakai Avenue, Parkhurst Road, Pengelly Place, Raabia Close, Rere Place, Springs Road, Te Moau Avenue, and Waiwera Avenue, Parakai; Awaroa Road, Miro Street, Railway Street, and Stewart Street,Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.114	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Helensville. Refer to Appendix 2, Map 026 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Amberly Rise, Audrey Luckens Lane, Awa Avenue, Awaroa Road, Cabeleigh Drive, Captain Street, Commercial Road, Downer Street, Empressa Heights, Forlong Rise, Garfield Road, Gerald Stokes Avenue, Gow Street, Green Lane, Hand Road, Inland Road, Kaipara Crescent, Kanono Way, Karaka Street, Kassa Rise, Kawariki Road, Kowhai Street, Lewann Lane, Mahi Road, Makiri Street, Mangakura Road, McLeod Street, Mill Road, Minerva Avenue, Miro Street, Nelson Street, Panui Avenue, Porokaiwhiri Avenue, Porter Crescent, Puriri Street, Rata Street, Rauta Way, Rautawhiri Road, Rimu Street, Riverboat Lane, Rongomai Street, St James Avenue, St Julia Court, Taupata Lane, Te Kauri Place, Urumaraki Avenue, and Wishart Road, Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.115	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Okura. Refer to Appendix 2, Map 027 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Deborah Place, Gails Drive, Okura River Road, and Valerie Crescent, Okura; Glenvar Road, and Stredwick Drive, Torbay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.116	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Long Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Long Bay. Refer to Appendix 2, Map 028 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Headsail Drive, Kina Place, and Longshore Drive, Long Bay; Clensmore Place, Cliff Road, Gilberd Place, Glenvar Road, Jayne Place, and Moorgreen Heights, Torbay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ashley Avenue, Barque Rise, Bight Road, Bounty Road, Caldera Drive, Cavalli Road, Coastal Court, Coastview Lane, Copper Lane, Eastreef Court, Fender Place, Flotilla Place, Glenvar Ridge Road, Greenlink Rise, Headland Drive, Hopetea Street, Keel Street, Killick Place, Kiokio Street, Longshore Drive, Luff Place, Makura Road, Moki Place, Nerita Place, Pennant Street, Ruku Street, Tawatawa Street, Te Oneroa Way, Tikati Rise, Tuangi Street, Turutu Place, Uranga Lane, and Windlass Street, Long Bay; Ashcraig Court, Auld Street, Beach Road, Cliff Road, County Road, Glenvar Road, Long Bay Drive, Manuwai Road, Morlie Place, Toroa Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.117	Kāinga Ora	Rezone Rural - Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone near Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Rural –Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway and Perekia Street, Albany; Stevensons Crescent Albany Heights]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.118	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway, and Perekia Street Albany; Stevensons Crescent Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.119	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights, Oteha and Northcross. Refer to Appendix 2, Map 030. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aoraki Crescent, Golden Morning Drive, New Dawn Lane, Waka Street Albany Heights, Celina Place Browns Bay, Countryside Way, East Coast Road, Lonely Track Road Fairview Heights, Flavia Close, Helen Ryburn Place, and Kate Sheppard Avenue Torbay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kewa Road Albany Heights, Branston Avenue, Capricorn Place, Carlisle Road, Kegworth Place, Limmer Place, Newstead Avenue, Oldham Place, Stapleford Crescent, Wilkinson Way, and Woodlands Crescent Browns Bay; Borneo Drive, Catlins Place, Fairview Avenue, Hilton Close, Hornbill Drive, Ilam Lane, Mackwell Road, McMenamin Place, Ohau Court, Oteha Valley Road, Para Close, Pharlap Drive, Rising Parade, Springvale Drive, Tekapo Rise, Travis View Drive, Trotting Terrace Fairview Heights, Barker Rise, Cairnbrae Court, Carlisle Road, Corricvale Way, Deverell Place, Eagleson Street, East Coast Road, Greenleaf Way, Harrowglen Drive, Heatherleigh Rise, Idyll Place, Jomard Terrace, Keating Rise, Kirkdale Place, Lakeridge Close, Neilon Place, Nor'East Drive, Nottingham Place, Oteha Valley Road, Pharlap Drive, Sartors Avenue, Topliss Drive, Woodridge Avenue Northcross, Andersons Road, Canyon Drive, Fernhill Way, Fields Parade, Gleanor Avenue, Horizon View Road, John Jennings Drive, Marbella Crescent, Nimstedt Avenue, Northcross Drive, Ponderosa Drive, Sohlue Place, Sonoma Crescent, Spring Valley Place, Sunnydale Place, Sunvista Avenue, Vicente Place Oteha, Acacia Road, Carlisle Road, East Coast Road, and Halder Place Torbay]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.120	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones at Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha.] [Inferred: proposes height variation control requests of 43 metres for some or all business zoned properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.121	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Browns Bay, Waiake and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Sandiacre Way, and Stapleford Crescent Browns Bay; Awaruku Road, Beach Road, Bronwyn Place, Carina Crescent, Charmaine Road, Cliff Road, Deep Creek Road, Fitzwilliam Drive, Freya Place, Glamorgan Drive, Glenvar Road, Gray Crescent, Infidel Place, Marama Street, Moorgreen Heights, Rewi Street, Reynolds Place, Ringwood Street, Rock Isle Road, Sealy Road, Stredwick Drive, Waiake Street, and Weatherly Road Torbay; Beach Road, and Sharon Road, Waiake] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone: includes Argyle Road, Arran Road, Bayview Road, Beach Road, Branston Avenue, Browns Bay Road, Capricorn Place, Carlisle Road, Clifton Road, Glencoe Road, Hollyhock Place, Kegworth Place, Manly Esplanade, Nigel Road, Oaktree Avenue, Oban Road, Orchard Road, Paterson Mews, Philson Terrace, Pipi Place, Stapleford Crescent, Valley Road, Wilk Lane, Wilkinson Way, and Woodlands Crescent Browns Bay; Beechwood Road, Browns Bay Road, Hyde Road, and Mirwill Road Rothesay Bay; Acacia Road, Airey Place, Alexander Avenue, Auld Street, Beach Road, Carlisle Road, County Road, Deep Creek Road, Finchley Road, Firth Road, Garden Lane, Gray Crescent, Holt Avenue, Killarney Avenue, Law Street, Long Street, Mawson Avenue, Mizpah Road, Orne Street, Rewi Street, Rock Isle Road, Sealy Road, Sunburst Lane, Tainui Street, Tipau Street, Toroa Street, Waiake Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay; Beach Road, Clifton Road, Deep Creek Road, Hebron Road, Mizpah Road, Newburn Road, Orchard Road, Ridge Road, Sharon Road, and Tiri View Place Waiake]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.122	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Inverness Road, Bute Road, Glen Road, Beach Road, Anzac Road, and Wilk Lane, Browns Bay; Beach Road, Torbay; Hebron Road, Waiake.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.123	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Albany. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany. Refer to Appendix 2, Map 032 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Centaur Close, Landing Drive, and Wharf Road Albany] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Agnew Place, Albany Highway, Dairy Flat Highway, Fishwicke Lane, Georgia Terrace, Lomas Way, The Avenue, and Widdison Place Albany; Dairy Flat Highway Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.124	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various business zones at Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.125	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Browns Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany, Oteha, Pinehill, Browns Bay, and Windsor Park. Refer to Appendix 2, Map 033 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mistletoe Place, and Redwing Street, Browns Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Young Drive, Bushlands Park Drive, Clemow's Lane, Denim Place, Excelsa Place, Floyd's Lane, Kristin Lane, Marquette Avenue, Mountain Beech Rise, Red Shed Lane, Rosedale Road, Sophora Way, and Villanova Place Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, Palliser Lane, and Serrata Place Browns Bay; Crimson Park, East Coast Road, Fernhill Way, Hooten Place, Margaret Henry Crescent, May Potter Close, Pannill Place, Pocock Lane, Ponderosa Drive, Prevost Lane, and Spencer Road Oteha; Andara Close, Arirang Rise, Ballintra Close, Buncrana Place, Bundoran Way, Caldwell Place, Carberry Lane, Carnell Lane, Carrigans Close, Colliston Rise, East Coast Road, Glen Bay Close, Greville Road, Hauraki Crescent, Hugh Green Drive, Kilkelly Avenue, Killybegs Drive, Malin Place, Mana Lane, Manu Place, Mulroy Place, Rathmullen Place, Rosedale Road, Rosses Place, Spencer Road, Taroka Close, and Te Hoe Grove Pinehill; Bluestone Rise, Burnside Court, Emerald Way, Jade Court, Opal Close, and Stonedge Lane Rosedale; Baulcomb Parade, East Coast Road, Graham Collins Drive, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.126	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43 metres for various business zones in parts of Albany. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rosedale Road, Rosedale.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.127	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Rothesay Bay, Murrays Bay, Mairangi Bay and Campbells Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rothesay Bay, Murrays Bay, Mairangi Bay, Campbells Bay and Windsor Park. Refer to Appendix 2, Map 034. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Channel View Road, Kahikatea Close, Kowhai Road, Park Rise, The Esplanade, and View Road, Campbells Bay; View Road, and Whitby Crescent Mairangi Bay; Churchill Road, and Portal Place Murrays Bay; Churchill Road, and Rothesay Bay Road Rothesay Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayside Drive, Beach Road, Browns Bay Road, Helvetia Drive, and Ridge Valley Drive Browns Bay; Beach Road, and Kowhai Road Campbells Bay; Agathis Avenue, Amante Crescent, Beach Road, Brighton Terrace, Coromandel Crescent, East Coast Road, Elizabeth Place, Galaxy Drive, Hastings Road, Honeysuckle Lane, Hythe Terrace, Jeanette Place, Jutland Street, Kilduff Place, Kiri Place, Kowhai Road, Manaia Place, Marigold Place, Matipo Road, Maxwelton Drive, Mayfair Crescent, Montrose Terrace, Nereus Place, Newhaven Terrace, Noumea Place, Penzance Road, Ponui Place, Ramsgate Terrace, Scarboro Terrace, Sidmouth Street, St Ives Terrace, Sunrise Avenue, Surville Place, Theodora Place, Tudor Place, Whitby Crescent, and Wisteria Way Mairangi Bay; Aotearoa Terrace, Beach Road, Bournemouth Terrace, Brighton Terrace, Churchill Road, Clematis Avenue, Falmouth Street, Folkestone Street, Gulf View Road, Jellicoe Road, Lyons Avenue, Montana Avenue, Portal Place, Rossmore Terrace, Scarboro Terrace, Seaton Road, Sunrise Avenue, The Bays Rise, Vaughan Crescent, Westbourne Road, and Wyoming Avenue Murrays Bay; Ascension Place, State Highway 1 Rosedale, Beach Road, Beulah Avenue, Braemar Road, Browns Bay Road, Churchill Road, Garadice Road, Gulf View Road, Hyde Road, Kiteroa Terrace, Knights Close, Knights Road, Korotaha Terrace, Leith Way, Masterton Road, Miri Road, Montgomery Avenue, Rothesay Bay Road, Sandown Road, and Shearwater Rise Rothesay Bay; Altair Place, Centorian Drive, Delisle Place, East Coast Road, Landsberg Way, Mercury Lane, Noel Williams Place, Ronald MacKen Place, Scorpio Place, Strabo Place, Sunset Road, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.128	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Rothesay Bay, Murrays Bay and Mairangi Bay. Refer to Appendix 2, Map 034. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Sidmouth Street, and Montrose Terrace, Mairangi Bay; Beach Road, Murrays Bay; Lyons Avenue, Beach Road, Montgomery Avenue, and Knights Road, Rothesay Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.129	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Waimauku. Refer to Appendix 2, Map 035. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Muriwai Road, Muriwai Valley; Waikoukou Valley Road, Waikoukou Valley; Amber Place, Buttercup Place, Cane Road, Cloverfields Drive, Denehurst Drive, Factory Road, Freshfields Road, Gavinike Place, Grassfield Place, Mabbett Lane, Muriwai Road, Murray Way, Pheasant Lane, Pondview Lane, Pukemarino Road, Rosella Grove, Sarah Todd Lane, School Road, Solan Drive, State Highway 16, The Rise, Tokatai Road, Waikoukou Valley Road, Waimauku Station Road, and Wintour Road Waimauku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.130	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Aporo Drive, Ara Kakara Avenue, Aro Mato Place, Bellamont Street, Coote Way, Cutfield Lane, Eric Farley Drive, Fred White Drive, Fruitlands Road, Gemscott Crescent, Gilbransen Road, Hooton Drive, Huarahi Pai Road, Jane Maree Road, Josh Road, Kahika Grove, Kauri Grove Drive, Kohia Way, Korako Drive, Kuawa Drive, Larmer Drive, Len Ireland Drive, Lewis Younie Road, Lockyer Road, Madden Avenue, , Malbec Place, Maple Lane, Matua Road, McIndoe Road, Merlot Heights, Nobilo Road, Oraha Road, Orchard Lane, Paihere Street, Parlane Drive, Pititi Lane, Pohue Avenue, Raymond Grace Avenue, Remana Crescent, Robert Might Road, Sir Lincoln Drive, State Highway 16, Station Road, , Tapu Road, Tilly Lane, , Trigg Road, Van Rixel Drive, Vinistra Road, Vintners Close, Vogwill Road, Waina Drive, Walter Ruddock Avenue, Will Street, and Winfield Road Huapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban, includes: Main Road, Sunny Crescent, and Tokay Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.131	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Babina Avenue, Cara Avenue, Croatia Avenue, Dida Park Drive, Kartolina Crescent, Kriletich Drive, Lumbarda Drive, Nellie Drive, Nobilo Road, Papa Orchard Drive, Podgora Avenue, Schoolside Road, Tarras Road, Vintry Drive, and Winfield Road Huapai]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.132	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Babos Avenue, Burns Lane, Kahika Grove, Konoba Avenue, Nobilo Road, Reserva Crescent, Rheingold Place, Sauterne Road, and Tarara Lane, Huapai; Weza Lane, Riverhead Road Kumeu] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Matua Road, Oraha Road, and Pinotage Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.133	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Nobilo Road, Schoolside Road, Resnik Crescent, Winfield Road, Tarras Avenue, Kartolina Crescent, Accolage Boulevard, Balthazar Road, Barrels Close, Barrique Road, Blatina Drive, Cara Avenue, Cooperage Avenue, Grenache Way, Jeroboam Loop, Magnum Drive, Moemoea Avenue, Piccolo Court, Ropere Street, Verdot Close, Zadar Street Huapai]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.134	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Riverhead. Refer to Appendix 2, Map 038. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albert Street, Alexandra Street, Alice Street, Applemoors Way, Arthur Street, Byron Drury Way, Cambridge Road, Canoe Lane, Coatesville-Riverhead Highway, Cobblers Lane, Crabb Fields Lane, Dinning Road, Drovers Way, Duchess Way, Duke Street, Edward Street, Elliot Street, Floyd Road, George Street, Great North Road, Grove Way, Gumdiggers Lane, Jelas Drive, Jessie Rise, Kaipara Portage Road, Kanga Lane, Kelly Road, Kent Street, Kent Terrace, King Street, Lam Terrace, Leebank Crescent, Maude Street, Mill Grove, Munford Lane, Newton Road, Nikau Way, Norglen Lane, Orchard Terrace, Pitoitoi Drive, Pohutukawa Parade, Princes Street, Queen Street, Riverhead Point Drive, School Road, Short Road, Sussex Terrace, Tauwaka Crescent, Te Roera Place, The Landing, Turpin Road, Walnut Road, Wautaiti Drive, Wharf Road, William Blake Way, and York Terrace, Riverhead]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.135	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Schnapper Rock and Greenhithe. Refer to Appendix 2, Map 039. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anehu Place, Awatahi Place, Blacks Road, Churchouse Road, Durbin Court, Eastvale Close, Greenhithe Road, Henry Blyth Lane, Kingfisher Grove, Monkton Close, Oratau Place, Oscar Road, Rame Road, Roland Road, Samuel Cross Place, Te Wharau Drive, and Waipuia Place Greenhithe; Aberley Road, Kittiwake Drive, Kyle Road, Lucas Creek View Way, Schnapper Rock Road, and Third Fairway Place, Schnapper Rock]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.136	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Refer to Appendix 2, Map 040. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Glen Vista Place, Glendhu Road, and Treetops Way, Bayview] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Elliott Avenue, Fernwood Grove, Glen Vista Place, Glendhu Road, Glenfield Road, James Street, Manuka Road, Sapphire Place, Spinella Drive, and Winifred Avenue, Bayview; Glenfield Road, Birkenhead; Glenfield Road, Hogans Road, James Street, Mossop Rise, St Thomas More Lane, and Wairau Road Glenfield; Albany Highway, Greenhithe; Aralia Road, Kama Place, Salamanca Road, Sycamore Drive, and Tahu Crescent, Sunnynook; Athena Drive, Atlantis Place, Ayton Drive, Cassandra Grove, Girrahween Drive, Glenfield Road, Glenvale Place, Highgrove Lane, Romulus Place, Sunset Road, Tableau Place, Tacitus Place, Target Road, Thalia Place, Totaravale Drive, Trias Road, and Wairau Road, Totara Vale; Albany Highway, Andros Place, Barbados Drive, Caribbean Drive, Devonshire Road, Exeter Place, Felicity Place, Jumento Place, Mandeville Place, Meadowood Drive, Merida Place, Santiago Crescent, Sevilla Place, Sunset Road, Tenbless Court, and Tyrico Close, Unsworth Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.137	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Neighbourhood Centre Zone in Glenfield and Wairau. Refer to Appendix 2, Map 040. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Glenfield Road, and James Street, Glenfield]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.138	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Sunnynook, Forrest Hill, Campbells Bay, Castor Bay, and Milford. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Sunnynook, Forrest Hill, Milford and Castor Bay. Refer to Appendix 2, Map 041. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Cloverly Crescent, Huntly Road, Red Bluff Rise, and The Esplanade Campbells Bay; Beach Road, Castor Bay Road, and The Esplanade Castor Bay; Craig Road Milford] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Bevyn Street, Commodore Parry Road, East Coast Road, Heathcote Road, Inga Road, Penning Road, Prestige Place, and Seaview Road Castor Bay; Baltimore Place, Becroft Drive, Blakeborough Drive, Catalina Crescent, East Coast Road, Gordon Avenue, Grenada Avenue, Kennedy Avenue, Linwood Avenue, Longwood Place, Lyttelton Avenue, Madison Place, Manutara Avenue, Meadowvale Avenue, Merriefield Avenue, Morton Avenue, Newport Place, Rosemary Avenue, Santa Rosa Terrace, September Place, Springfield Street, Sunnynook Road, Trevone Place, Wilmington Place, and Woodstock Road Forrest Hill; Alma Road, Anakiwa Place, Argyle Terrace, Cecil Road, Craig Road, Crete Avenue, Dallinghoe Crescent, East Coast Road, Frater Avenue, Gordon Avenue, Holiday Road, Inga Road, Kitchener Road, Milford Road, Nile Road, Ocean View Road, Omana Road, Penning Road, Prospect Terrace, Rangitoto Terrace, Saltburn Road, Seaview Road, Shakespeare Road, Stanley Avenue, Stratford Avenue, Sudan Avenue, Tobruk Crescent, Wolsley Avenue, and Woodbridge Lane Milford; Cassia Place, Datura Place, East Coast Road, Erica Road, Heather Place, Jonathan Place, Juniper Road, Kerria Place, Lavery Place, Lyford Crescent, Regency Place, Sequoia Place, Sunnynook Road, Sunset Road, Sycamore Drive, Tobago Place, Tonkin Drive, Trinidad Road, and Wylie Avenue Sunnynook; Altair Place, Mira Place, and Sunset Road Windsor Park]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.139	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones In parts of Wairau Valley, Sunnynook, Forrest Hill and Milford. Refer to Appendix 2, Map 041. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Link Drive, Wairau Valley; Grenada Avenue, Forrest Hill; East Coast Road, Milford; Tonkin Drive, and Sunset Road, Sunnynook.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.140	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone at Milford. Refer to Appendix 2, Map 042. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kitchener Road, Muritai Road, and Ocean View Road Milford]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.141	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Creek, and Mamari Road, Whenuapai]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.142	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Airport Road, Bomber Lane, Boyes Avenue, Brigham Creek Road, Camp X Place, Dale Road, Hangar Lane, Harewood Street, Joseph McDonald Drive, Kainga Lane, Kopuru Road, Lilley Terrace, Mamari Road, Maramara Road, McCaw Avenue, McEwan Street, Nils Andersen Road, Pamu Road, Pinefield Road, Propeller Avenue, Rigby Drive, Ripeka Lane, Roundel Crescent, Spriggs Lane, Timbermill Road, Totara Road, Whenuapai Drive, and Wicket Lane Whenuapai]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.143	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Whenuapai . Refer to Appendix 2, Map 043. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, Whenuapai]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.144	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Whenuapai and Herald Island. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville. Refer to Appendix 2, Map 044. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Coleman Avenue, Duncan Rise, Ferry Parade, George Avenue, and The Terrace Herald Island; Kauri Road, Kingsway Road, Kowhai Road, Pohutukawa Road, Punga Road, Totara Road, and Waimarie Road Whenuapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Clark Road, David Carnegie Road, Hapine Lane, Hapori Whanui Lane, Hobsonville Point Road, Hobsonville Road, Ko Nui Place, Ko Tohu Place, Limeburners Close, Lockheed Street, Malcolm Calder Road, Mapou Road, Matimati Place, Nugget Avenue, Piko Lane, Rangitamiro Place, Raranga Lane, Ringa Matau Road, Ringamaui Place, Scott Road, Sidney Wallingford Way, Tarakoi Road, Te Aho Matua Road, Te Rau Place, Te Rito Road, Teal Way, Uma Grove, Vazey Way, Waenganui Road, Whatu Lane, Whiri Lane, Williams Road, and Wiseley Road Hobsonville]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.145	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 044. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Settlers Avenue, Memorial Park Lane, Pottery Crescent, Carder Court, Glenae Lane, Falcon Crescent, Brigham Creek Road, Hobsonville Road, and Danby Court, Hobsonville.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.146	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Greenhithe and Herald Island. Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beach Haven. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beach Haven. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Aeroview Drive, Amelia Place, Beach Haven Road, Dakota Avenue, Fairclough Road, Fordham Street, Japonica Drive, Keith Smith Avenue, Lancaster Road, Melba Street, Neptune Avenue, O'Donn Avenue, Oruamo Place, Packham Place, Paragon Avenue, Rambler Crescent, Ranch Avenue, Rosecamp Road, Sispara Place, and Telstar Place Beach Haven;Flaxdale Street, Hellyers Street, Lanigan Street, Papa Place, Saffron Street, and Tiri Tiri Road Birkdale; Austin Road, Greenhithe Road, Kimberly Grove, Koki Road, Marae Road, Olwyn Place, Rahui Road, Rame Road, Remu Place, Tauhinu Road, and The Close Greenhithe; Alison Avenue, Ferry Parade, The Terrace, and Twin Wharf Road Herald Island; Tahingamanu Road Hobsonville]Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.147	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes:Tahingamanu Road Hobsonville]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.148	Kāinga Ora	Insert a Height Variation Control of 37 metres for parts of the Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Launch Road, and Marlborough Crescent, Hobsonville.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.149	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Birkdale,Glenfield, Bayview and Hillcrest. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glenfield and Hillcrest. Refer to Appendix 2, Map 046 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Anne McLean Drive, Arcadia Crescent, Bryers Place, Eugen Place, Lynn Road, Manuka Road, Morriggia Place, Pemberton Avenue, Ramonda Close, Randal Place, Standish Place Bayview, Beach Haven Road, Lancaster Road Beach Haven, Beach Haven Road, Beeche Place, Canongate Street, Castleton Street, Eskdale Road, Flaxdale Street, Hellyers Street, Hobby Avenue, Ivy Place, Lauris Place, McPhail Street, Salisbury Road, Vandeleur Avenue, Verbena Road, and Vonnell Place Birkdale; Beaudine Avenue, Brunton Place, Chedworth Drive, Domain Road, Embassy Place, Hiwihau Place, Kaipatiki Road, Park Road, Redfern Lane, Roberts Road, Seaview Road, Stephanie Close, Tamahere Drive, Valley View Road, Windy Ridge Road, and Wyvern Place Glenfield; Archers Road, Coronation Road, Monarch Avenue, Mountbatten Avenue, Nea Place, Tranquil Glade, and Trelawny Place Hillcrest [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Elliott Avenue, and Manuka Road Bayview; Agincourt Street, Archers Road, Battle Place, Bentley Avenue, Braund Place, Camelot Place, Camrose Place, Capilano Place, Cashmere Place, Chartwell Avenue, Chequers Avenue, Chivalry Road, Clare Place, Colin Wild Place, Contessa Drive, Coronation Road, Cunliffe Place, Diana Drive, Domain Road, Downing Street, Easton Park Parade, Emirau Place, Garner Place, Gladys Avenue, Glenfield Road, Greendale Spur, Greenridge Court, Greenvalley Rise, Hall Road, Hamilton Place, Hatherlow Street, Havana Place, High Road, Hogans Road, Kaipatiki Road, Lancelot Place, Lingfield Street, Manuka Road, Marlborough Avenue, Mayfield Road, McQuoid Place, Mulberry Place, Neal Avenue, Noeleen Street, Ondine Place, Park Road, Pavola Grove, Peach Road, Powrie Street, Ramillies Place, Roberts Road, Rosalind Road, Ross Avenue, Segedin Place, Sovereign Place, Stanley Road, Sunnyfield Crescent, Sunward Rise, Taynith Place, Waverley Avenue, Weldene Avenue, Woodcote Drive, and Wyvern Place Glenfield; Archers Road, Betsland Crescent, Coronation Road, Ensign Place, Glenfield Road, Gretel Place, McDowell Crescent, Menear Lane, Monarch Avenue, Speedy Crescent, Tranquil Glade, and Trelawny Place Hillcrest]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.150	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Glenfield. Refer to Appendix 2, Map 046 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Manuka Road, Bayview; Glenfield Road, Hillcrest; Chartwell Avenue, Chivalry Road, and Coronation Road, Glenfield.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.151	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillcrest, Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Wairau Valley, Milford, Takapuna, Hillcrest, and Northcote. Refer to Appendix 2, Map 047 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes:Cobblestone Lane, Nicholson Place, and Northwick Place Hillcrest; Spencer Terrace Hauraki] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Altona Road, Bond Crescent, Forrest Hill Road, and Wairau Road Forrest Hill; Francis Street, Harley Close, Hart Road, and Spencer Terrace Hauraki; Alton Avenue, Eban Avenue, Evelyn Place, Hillcrest Avenue, Northcote Road, Ocean View Road, Sunnybrae Road Hillcrest, Alma Road, Belmont Terrace, Currey Crescent, Dodson Avenue, Fenwick Avenue, Forrest Hill Road, Kitchener Road, Macbeth Court, Margaret Place, Napoleon Avenue, Nile Road, Otakau Road, Pierce Road, Shakespeare Road, Sylvan Park Avenue, Trafalgar Road, and Waterloo Road Milford; Akoranga Drive, College Road, Kitewao Street, Lake Road, Lenihan Street, Liston Street, Martin Crescent, Northcote Road, Ocean View Road, Paetahi Lane, Potter Avenue, Raupapa Street, Tahinga Street, and Tonar Street Northcote; Dominion Street, Eric Price Avenue, Harley Road, Hurstmere Road, Karaka Street, Killarney Street, Kitchener Road, Lake Pupuke Drive, Lake View Road, Manurere Avenue, Napier Avenue, Ngaio Street, Northcote Road, Puriri Street, Rangitira Avenue, Taharoto Road, Te Uru Lane, and The Promenade Takapuna]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.152	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Wairau Valley, Northcote, Milford, Takapuna and Hillcrest.Refer to Appendix 2, Map 047 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Northcote Road, Ocean View Road, and Sunnybrae Road, Hillcrest; Shakespeare Road, Brook Street, Wairau Road, Thornton Road, Nile Road, Dodson Avenue, Forrest Hill Road, and Kitchener Road, Milford; Akoranga Drive, Northcote Road Northcote, Barrys Point Road, Anzac Street, Rangitira Avenue, Taharoto Road, Ngaio Street, Shea Terrace, Killarney Street, Fred Thomas Drive, Dominion Street, Northcote Road, Karaka Street, Greydene Place, Mary Poynton Crescent, and Shakespeare Road, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.153	Kāinga Ora	Rezone Residential - Low Density Residential Zone, to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Milford and Takapuna. Refer to Appendix 2, Map 048 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Clifton Road, and Lake Road Hauraki; The Strand Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Arthur Crescent, Brown Street, Clifton Road, Crichton Terrace, Ewen Street, Francis Street, Harley Close, Harley Road, Hart Road, Hauraki Road, Jutland Road, Lake Road, Norman Road, Purchas Road, Rarere Road, Stone Street, and Tuaone Court Hauraki; Kitchener Road, Muritai Road, and Tiri Road Milford; Audrey Road, Blomfield Spa, Brett Avenue, Earnoch Avenue, Eric Price Avenue, Ewen Street, Gibbons Road, Hurstmere Road, Kitchener Road, Minnehaha Avenue, O'Neills Avenue, Park Avenue, Sanders Avenue, The Strand, Tiri Road, and William Street Takapuna]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.154	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Takapuna. Refer to Appendix 2, Map 048 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lake Road, Blomfield Spa, Park Avenue, and Sanders Avenue, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.155	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Westgate. Refer to Appendix 2 Map 050 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Don Buck Road, Dunlop Road, Fred Taylor Drive, Hiwi Rakau Rise, Jadewynn Drive, Manarini Road, Oma Hoiho Place, Puhikawa Street, and Red Hills Road, Massey; Holmes Drive, Hueglow Rise, Oreil Avenue, and Sumich Place, West Harbour; Awamarino Way, Kapia Road, Kauri Amber Road, Pukewhero Rise, and Wai Place, Westgate; Fred Taylor Drive, Whenuapai]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.156	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Westgate. Refer to Appendix 2 Map 050 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Spring Garden Avenue, Spring Garden Road, Fred Taylor Drive, and Te Oranui Way, Massey]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.157	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville and West Harbour. Refer to Appendix 2, Map 051 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brickworks Bay Road, Ngaroma House Drive, Nightfall Way, Scott Road, and Vazey Way, Hobsonville] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Carder Holland Way, Hobsonville Road, Starlight Cove, Vazey Way, Williams Road, and Wiseley Road, Hobsonville; Katrina Place, Manutewhau Road, Moire Road, Purei Lane Massey Bridgehead Cove, Brougham Place, Buisson Glade, Connemara Court, Crosby Road, Cyril Crescent, Elizabeth Drive, Fitzherbert Avenue, Flaunty Place, Forster Place, Hanson Place, Harbour Lights Close, Hobsonville Road, Hueglow Rise, Kayle Glen, Louise Place, Luckens Road, Midgley Road, Moire Road, Mona Vale, Oakpark Place, Oreil Avenue, Sumich Place, West Harbour Drive, and Wiseley Road, West Harbour; Trig Road, Whenuapai]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.158	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Beachaven and Kauri Park. Refer to Appendix 2, Map 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brigantine Drive, Eucalyptus Place, Hadfield Street, Island Bay Road, Jacaranda Avenue, Pluto Place, Poaka Place, Rangatira Road, Rosecamp Road, Seahorse Place, Valhalla Drive, and Valkyria Place, Beach Haven]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.159	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Maps 051 and 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone, includes: Coast Garden Drive, Landing Path Drive, Limestone Drive, Ngaroma House Drive, Nightfall Way, Ocean Breeze Avenue, Picnic Point Road, Pilot Drive, Scott Road, Seawind Way, Turbine Way, Aviation Drive, Blackbird Lane, Cicada Road, Craigs Way, Greenfinch Road, Gunn Way, Habitat Place, Irving Place, Kano Way, Kearns Drive, Kokowai Parade, Kota Lane, Landing Path Drive, Mantis Lane, Myland Drive, Observation Green, Ocean Breeze Avenue, Parara Way, Picnic Point Road, Pihoihoi Place, Rapunga Drive, Riroriro Road, Roa Avenue, Scott Road, Silvereye Road, Tai Crescent, Toanui Road, Treloar Crescent, and Turret Lane, Hobsonville]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.160	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Birkdale, Kauri Park, Beachaven, Chatswood, Birkenhead and Chelsea. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Birkdale, Kauri Park, Beachaven, Chatswood and Birkenhead. Refer to Appendix 2, Map 053 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Island Bay Road, Pluto Place, and Rangatira Road, Beach Haven; Abbeygate Street, Canongate Street, Castleton Street, Flynn Street, Verbena Road, and Verran Road, Birkdale; Balmain Road, Berne Place, Bridge View Road, Brussells Place, Caram Place, Catrina Avenue, Havenwood Place, Hebe Place, Hinemoa Street, Inglis Street, Kauri Road, Maunganui Road, Paris Place, Park Hill Road, Pupuke Road, Ridgewood Crescent, Roseberry Avenue, Tizard Road, Tui Glen Road, Verran Road, Vienna Place, and Wanganella Street, Birkenhead; Blundell Place, David Beattie Place, Heaton Grove, Homewood Place, Langstone Place, Mappin Place, Mosman Place, Onetaunga Road, Porritt Avenue, Portsea Place, and Ravenstone Place, Chatswood; Betsland Crescent, McDowell Crescent, Hillcrest; and Raymond Terrace, Northcote] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Rangatira Road, Beach Haven; Birkdale Road, Gatman Street, Monte Cassino Place, Rangatira Road, Verbena Road, and Verran Road, Birkdale; Aorangi Place, Balmain Road, Birkenhead Avenue, Brassey Road, Bridge View Road, Catrina Avenue, City View Terrace, Colonial Road, Coroglen Avenue, Eskdale Road, Felstead Street, Glade Place, Glenbush Place, Glenfield Road, Glenwood Avenue, Highbury Bypass, Hinemoa Street, Huka Road, Ian Marwick Place, Inkster Street, John Court Street, Kauri Road, Le Roy Terrace, Learmonth Avenue, Mahara Avenue, Maika Lane, Mariposa Crescent, Maritime Terrace, Maunganui Road, Miraka Place, Mokoia Road, Mollyhawk Place, Onewa Road, Palmerston Road, Paris Place, Park Avenue, Park Hill Road, Pullum Street, Pupuke Road, Rangatira Road, Rawene Road, Roseberry Avenue, Rugby Road, Satchell Place, Telephone Road, Titiwai Place, Tizard Road, Verran Road, Waipa Street, Wakanui Street, Waratah Street, West Glade Crescent, and Willow Avenue, Birkenhead; Balmain Road, Barlow Place, Blundell Place, Calman Place, Chatswood Grove, Chelsea View Drive, Colonial Road, Fitzpatrick Place, Heaton Grove, Holyoake Place, Makepiece Place, Mappin Place, and Porritt Avenue, Chatswood; Bank Street, Glenfield Road, McDowell Crescent, Moore Street, Pupuke Road, and Tilden Avenue, Hillcrest; Gladstone Road, Kauri Glen Road, Onewa Road, Park Avenue, Valley Road, and Wernham Place, Northcote]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.161	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Kauri Park, Birkdale, Chatswood and Birkenhead. Refer to Appendix 2 Map 053 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rawene Road, Hinemoa Street, Mokoia Road, and Rugby Road, Birkenhead; Rangatira Road, and Birkdale Road, Birkdale]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.162	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Northcote, Northcote Point, Bayswater and Hauraki. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Northcote, Northcote Point and Hauraki . Refer to Appendix 2, Map 054 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Lansdowne Street, Marine Terrace, and Norwood Road, Bayswater; Awanui Street, Hinemoa Street, Hinemoa Terrace, Learmonth Avenue, Maritime Terrace, Peregrine Place, and Wakanui Street, Birkenhead; Charles Street, Francis Street, Herbert Street, Jutland Road, Pine Ridge Terrace, and Walter Street, Hauraki; Exmouth Road, Heath Avenue, Matanui Street, McBreen Avenue, Puawai Place, Raymond Terrace, Seaview Avenue, Sylvan Avenue, Tarahanga Street, and Toi Toi Place, Northcote; Alfred Street, Bartley Street, Beach Road, Church Street, Clarence Road, Denby Lane, Hall Street, King Street, Milton Road, Nelson Avenue, Princes Street, Queen Street, Richmond Avenue, Rodney Road, Stafford Road, Sulphur Beach Road, Tennyson Street, Vincent Road, Waimana Avenue, and Wilding Avenue, Northcote Point; and Walter Street Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Charles Street, Francis Street, Hart Road, Spencer Terrace, and Sydney Street, Hauraki; Lynngate Place, Ocean View Road, and Pupuke Road, Hillcrest; Arahia Street, Bush View Lane, College Road, Deuxberry Avenue, Dudding Avenue, Exmouth Road, Fairfax Avenue, Fowler Street, Gladstone Road, Herons Way, Holdaway Avenue, Howard Road, James Evans Drive, Kaihu Street, Kororo Street, La Roche Place, Lake Road, Mahuta Grove, Martin Crescent, Matanui Street, McBreen Avenue, Nutsey Avenue, Ocean View Road, Onewa Road, Paruru Avenue, Puawai Place, Pupuke Road, Raleigh Road, Raymond Terrace, Sampson Lane, Seaview Avenue, St Peters Street, Sylvan Avenue, Toi Toi Place, Valley Road, and Woodside Avenue, Northcote; Belle Vue Avenue, Bruce Street, Church Street, Faulkner Road, Onewa Road, Queen Street, Richmond Avenue, Rodney Road, Waimana Avenue, and Wilding Avenue, Northcote Point]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.163	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Centre Zone in Northcote and Northcote Point. Refer to Appendix 2 Map 054 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Onewa Road, and Akoranga Drive Northcote; and Queen Street, Northcote Point]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.164	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Belmont, Bayswater, Hauraki, Narrow Neck, and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Belmont, Hauraki, Narrow Neck, and Devonport. Refer to Appendix 2, Map 055 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Birkley Road, Norwood Road, and Sandy Bay Road, Bayswater; Evan Street, Eversleigh Road, Keys Street, Seacliffe Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Aramoana Avenue, Arawa Avenue, Ariho Terrace, Bath Street, Beaconsfield Street, Bulwer Street, Cambria Road, Cowper Street, Derby Street, Empire Road, Grahame Street, Grove Road, Kawerau Avenue, Lytton Street, Matai Road, Merwood Lane, Moata Place, Ngataringa Road, Oxford Terrace, Plymouth Crescent, Rata Road, Sinclair Street, Tainui Road, Vauxhall Road, Wairoa Road, and Wesley Street, Devonport; St Leonards Road, Hauraki; Ascot Avenue, Bath Street, Grove Road, Hamana Street, Morrison Avenue, North Avenue, Old Lake Road, Seacliffe Avenue, Turnbull Road, Vauxhall Road, and Wairoa Road Narrow Neck] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayswater Avenue, Cassino Street, David Street, Diomede Street, Egremont Street, Moana Avenue, Philomel Crescent, and Roberts Avenue, Bayswater; Alamein Avenue, Bardia Street, Bayswater Avenue, Bellcroft Place, Coronation Street, Corrella Road, Egremont Street, Lake Road, Maleme Avenue, Merani Street, Moa Street, Moana Avenue, Montgomery Avenue, Opua Street, Preston Avenue, Roberts Avenue, Seacliffe Avenue, Tui Street, Westwell Road, Williamson Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Ariho Terrace, Bulwer Street, Cowper Street, Derby Street, Empire Road, Everest Street, Lake Road, Maleme Avenue, Mozeley Avenue, Owens Road, Regent Street, and Victoria Road, Devonport; Bayview Road, Birchfield Road, Fentham Road, Francis Street, Hororata Road, Jutland Road, Lake Road, Norman Road, Northboro Road, Northumberland Avenue, Onepoto Road, and Stone Street, Hauraki; Fraser Road, Lake Road, and Old Lake Road, Narrow Neck]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.165	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Hauraki, Belmont, and Devonport. Refer to Appendix 2 Map 055 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moana Avenue, School Road, Corrella Road, Lake Road, Egremont Street, Bayswater Avenue, and Williamson Avenue, Belmont; Regent Street, and Lake Road, Devonport; and Lake Road, Hauraki]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.166	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Massey. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey. Refer to Appendix 2, Map 058 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anich Road,Birdwood Road, Chorley Avenue, Crompton Road, Hartley Terrace, Kasia Close, Rehia Road, Triangle Road, and Vina Place, Massey; Barrel Crescent, Birdwood Road, Crows Road, Kate Duncan Drive, Kauri Gum Rise, Lumber Rise, and William Calvert Drive, Swanson] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aditi Close, Alloway Street, Baumea Rise, Beauchamp Drive, Bonny Crescent, Breenagh Place, Broadfield Street, Carillon Place, Cherry Tree Place, Cloghan Close, Cyclarama Crescent, Don Buck Road, Frosses Place, Garton Drive, Glenfinn Place, Helleur Road, Impatiens Lane, Kautawa Lane, Keiha Crescent, Kemp Road, Killygordon Place, Lanham Lane, Lawson Creek Street, Makora Road, Mata Road, McClintock Road, McWhirters Farm Lane, Merv Clarke Lane, Morus Road, Paina Crescent, Puhikawa Street, Red Hills Road, Reverie Place, Richfield Crescent, Royal Road, Rush Creek Drive, Tellin Close, Triangle Road, Vadam Road, and Westgate Drive, Massey]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.167	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 058. [inferred: proposes to rezone some or all of the properties in these streets from r5esidential - Single House Zone to Residential - Mixed Housing Urban Zone, includes:Birdwood Road, and Yelash Road, Massey]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.168	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Massey, Royal Heights, Te Atatu Peninsula and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey, Te Atatu Peninsula and Henderson . Refer to Appendix 2, Map 059 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Daytona Road, Preston Avenue Henderson Colwill Road, Darcy Place, Hartley Terrace, and Lowtherhurst Road, Massey; Celsmere Lane, Hughes Terrace, Kotuku Street, Matipo Road, Taioma Crescent, and Waione Avenue, Te Atatu Peninsula]. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Preston Avenue, and Triangle Road, Henderson; Ambar Ridge Avenue, Doone Place, Exotic Place, Halloran Place, Hartley Terrace, Huruhuru Road, Keegan Drive, Kopi Place, Lowtherhurst Road, Manutewhau Road, Taitapu Street, Triangle Road, and Waimumu Road, Massey; Beach Road, Beaufield Lane, Brennan Avenue, Bridgens Avenue, Brookfield Road, Durham Street, Enderby Drive, Gane Lane, Glenhaven Place, Gloria Avenue, Gwendoline Avenue, Helga Crescent, Hughes Terrace, Kaumatua Place, Kervil Avenue, London Street, Matipo Road, Montmere Avenue, Moor Avenue, Neil Avenue, Onemana Way, Peachgrove Road, Piriti Drive, River Road, Roby Street, Springbank Lane, Stokes Avenue, Taikata Road, Te Atatu Road, Thomas Avenue, Waimanu Bay Drive, Waione Avenue, Waipani Road, Ward Crescent, and Wharf Road, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.169	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Te Atatu Peninsula and Henderson. Refer to Appendix 2 Map 059 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Henderson; Gunner Drive, Te Atatu Road, Neil Avenue, Old Te Atatu Road, Hereford Street, and Gloria Avenue, Te Atatu Peninsula]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.170	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Te Atatu Peninsula. Refer to Appendix 2 Map 060 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kawai Rise, Waikura Drive, and Waimanu Bay Drive, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.171	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay. Refer to Appendix 2, Map 061 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes :Annan Street, Argyle Street, Bella Vista Road, Clifton Road, Cremorne Street, Galatea Terrace, Herne Bay Road, Jervois Road, Marine Parade, Masons Avenue, River Terrace, Upton Street, Wairangi Street, and Wolseley Avenue, Herne Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albany Road, Argyle Street, Bayfield Road, Buller Street, Clifton Road, Cox Street, Cremorne Street, Hamilton Road, Hector Street, Herne Bay Road, Jervois Road, Kelmarna Avenue, Lawrence Street, Marine Parade, Masons Avenue, Salisbury Street, Saratoga Avenue, Sarsfield Street, Sentinel Road, Stack Street, Wairangi Street, Wallace Street, West End Road, and Wharf Road, Herne Bay; Hukanui Crescent, Trinity Street, and Wanganui Avenue, Ponsonby; Rawene Avenue, Westmere]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.172	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Jervois Road, Herne Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.173	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Cremorne Street, Stack Street, Argyle Street, River Terrace, Clifton Road, and Wairangi Street, Herne Bay] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.174	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay, and parts of Northcote Point and Stanley Point. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay and St Marys Bay. Refer to Appendix 2, Map 062 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Alma Street, Princes Street, and Queen Street, Northcote Point; Stanley Point Road, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: College Hill, Costley Street, Elizabeth Street, England Street, Georgina Street, Ireland Street, Margaret Street, Pember Reeves Street, Renall Street, Russell Street, Ryle Street, Spring Street, and Wood Street, Freemans Bay; Amiria Street, Curran Street, Hamilton Road, Masefield Avenue, and Sarsfield Street, Herne Bay; Amiria Street, Ardmore Road, Caroline Street, Clarence Street, College Hill, Cowan Street, Dedwood Terrace, Dublin Street, Dunedin Street, Emmett Street, Green Street, Hackett Street, Islington Street, John Street, London Street, Melford Street, New Street, O'Neill Street, Percival Parade, Pompallier Terrace, Ponsonby Terrace, Prosford Street, Provost Street, Redmond Street, Ring Terrace, Scott Street, Sheehan Street, Shelly Beach Road, St Marys Road, Swift Avenue, Trinity Street, Tweed Street, Vermont Street, Vine Street, and Wanganui Avenue, Ponsonby]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.175	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Herne Bay,St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.176	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.177	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Stanley Point and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Devonport. Refer to Appendix 2, Map 063 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abbotsford Terrace, Albert Road, Beaconsfield Street, Cheltenham Road, Eton Avenue, Jubilee Avenue, King Edward Parade, Lytton Street, Macky Avenue, Oxford Terrace, Tainui Road, Takarunga Road, and Tui Street, Devonport; Calliope Road, First Avenue, Glen Road, Russell Street, Rutland Road, Second Avenue, Stanley Point Road, Summer Street, Waterview Road, and William Bond Street, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Abbotsford Terrace, Albert Road, Anne Street, Bartley Terrace, Buchanan Street, Burgess Road, Calliope Road, Cambridge Terrace, Church Street, Clarence Street, Cowper Street, Cracroft Street, Domain Street, Duders Avenue, Ewen Alison Avenue, Flagstaff Terrace, Garden Terrace, Hastings Parade, High Street, Huia Street, Kapai Road, Kerr Street, King Edward Parade, Lake Road, Mays Street, Mozeley Avenue, Owens Road, Patuone Avenue, Queens Parade, Rattray Street, Roslyn Terrace, Shoal Bay Road, Spring Street, St Aubyn Street, St Leonards Road, Tudor Street, Vauxhall Road, and Victoria Road, Devonport; Calliope Road, Cautley Street, Kiwi Road, Roslyn Terrace, Rutland Road, Waterview Road, and William Bond Street, Stanley Point]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.178	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in parts of Devonport, Mechanics Bay, and Parnell. Refer to Appendix 2 Map 063 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: King Edward Parade, Victoria Road, Church Street, Vauxhall Road, and Calliope Road, Devonport; Calliope Road, Kiwi Road, William Bond Street, Cautley Street, and Queens Parade, Stanley Point] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, and Faraday Street Parnell]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.179	Kāinga Ora	Insert a Height Variation Controls of 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Mechanics Bay and Parnell. Refer to Appendix 2 Map 063 of the submission. Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, Faraday Street Parnell]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.180	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay. Refer to Appendix 2, Map 064 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Macky Avenue, and Jubilee Avenue, Devonport] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Holgate Road, and Kohimarama Road, Kohimarama; Atkin Avenue, Marau Crescent, Ronaki Road, Selwyn Avenue, and Tamaki Drive, Mission Bay]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.181	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in parts of Mission Bay. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Atkin Avenue, Tamaki Drive, and Marau Crescent, Mission Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.182	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in parts of Ōrākei. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

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FS84	Julien Leys	Oppose	873.183	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in St Heliers. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of St Heliers. Refer to Appendix 2 Map 065 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Peacock Street, Riddell Road, and Waitara Road,Glendowie; Glover Road, Rarangi Road, Riddell Road, Springcombe Road, The Rise, and Waimarie Street, St Heliers] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Clarendon Road, Cliff Road, Rarangi Road, and Vale Road, St Heliers]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.184	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson. Refer to Appendix 2 Map 066 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Parklands Avenue, and Swanson Road, Swanson]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.185	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Swanson, Ranui, Massey, and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson, Ranui, and Henderson. Refer to Appendix 2, Map 067 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brookwood Drive, Chardonnay Rise, Gendo Avenue, and Semillon Avenue, Henderson; Don Buck Road, Helena Street, Madeira Lane, and Tiriwa Drive, Massey; Arodella Crescent, Karepo Crescent, Pooks Road, Swanson Road, Urlich Drive, View Ridge Drive, and Waitemata Drive, Ranui; Birdwood Road, Burton's Drive, Candia Road, Crows Road, Joseph Kokich Avenue, Kate Duncan Drive, Korihi Drive, Lumber Rise, O'Neills Road, Patrick Rice Drive, Saw Lane, Tupu Place, and Waimoko Glen, Swanson] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chardonnay Rise, Checkerberry Court, Cognac Place, Edwards Avenue, Espalier Drive, Freestone Place, Gala Place, Graven Court, Harvest Drive, Hillwell Drive, Lantern Court, Mawney Road, Millstone Lane, Pinedale Place, Pippen Court, Rathgar Road, Semillon Avenue, Shiraz Place, Summerland Drive, Swanson Road, Universal Drive, and Waterstone Way, Henderson; Babich Road, and Simpson Road, Henderson; Valley Afton Place, Airdrie Road, Ali Place, Armada Drive, Arodella Crescent, Babich Road North, Bahari Drive, Cameron Place, Charlenne Close, Childers Road, Cirrus Way, Cumulus Way, Dhaka Lane, Edwin Freeman Place, Elisa Lane, Elvira Place, Eric Gifford Drive, Frostbite Place, Gerda Place, Greenberry Drive, Hamblyn Place, Hetherington Road, Ireland Place, Irongate Avenue, Jeffery Reeve Crescent, Kinvig Place, Luanda Drive, Lumino Lane, Macrocarpa Place, Marinich Drive, Maru Place, Matuka Lane, Mayer Place, Metcalfe Road, Mili Way, Mili Way South, Muriel Place, Platinum Rise, Pooks Road, Rakich Place, Riserra Drive, Sachel Place, Sauvignon Avenue, Shibata Rise, Simpson Road, Starling Place, Sun Place, Swanson Road, Syrah Crescent, Urban Grove, Urlich Drive, View Ridge Drive, Vino Cina Heights, and Waitemata Drive, Ranui]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.186	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in Ranui and Swanson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Swanson Road, Swanson; and Pooks Road, Ranui]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.187	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for parts of the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Frank Evans Place, Swanson Road, Splendour Close, Rathgar Road, Welcome Place, Maurice Borich Place, and Tango Place Henderson] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Espalier Drive, Albizia Avenue, Ti Nana Crescent, Butia Avenue, Peachstone Lane, Pinedale Place, Lesa Annis Place, Rathgar Road, Applebox Lane, Sturges Road, Mulvaney Crescent, Swanson Road, Geordie Street, Fitzwater Place, Harvest Drive, Statesman Street, Vintage Drive, Edwards Avenue, Neta Grove, Spring Grove, Septimus Place, Vitex Lane, Lockington Avenue, Gala Place, Maurice Borich Place, and Frank Evans Place Henderson] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Swanson Road, Septimus Place, Rathgar Road, Ti Nana Crescent, Sturges Road, Lesa Annis Place, Statesman Street, Vintage Drive, Neta Grove, Spring Grove, Geordie Street, and Papatahi Place Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.188	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Te Atatu South and Te Atatu Peninsula. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson and Te Atatu South. Refer to Appendix 2, Map 068 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Flanshaw Road, Marewa Street, and Thomas Rea Place, Te Atatu South] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apple Lane, Buscomb Avenue, Chilcott Road, Daytona Road, Edmonton Road, Edwards Avenue, Epping Road, Fairdene Avenue, Kingdale Road, Kona Crescent, Lincoln Road, Penders Place, Pinedale Place, Poinsettia Place, Pomaria Road, Preston Avenue, Tudor Road, Universal Drive, and Woodford Avenue, Henderson; Alma Street, Amberley Avenue, Annette Avenue, Bodi Place, Bordeaux Parade, Bosnyak Drive, Bridge Avenue, Castaing Crescent, Central Park Drive, Cole Place, Covil Avenue, Divich Avenue, Edmonton Road, Fairlea Road, Flanshaw Road, Grainger Road, Griffiths Place, Harding Avenue, Highlight Parade, Jaemont Avenue, Keru Place, Kirrie Avenue, Lyndhurst Road, MacKenzie Street, McLeod Road, Merchant Avenue, Meritage Lane, Merlot Way, Merville Avenue, Mickle Street, Miltonia Avenue, Norma Avenue, Orchid Place, Ozich Avenue, Porter Avenue, Rowan Terrace, Royal View Road, School Road, Sheehan Road, Strid Road, Sunrise Lane, Swan Lane, Taha Road, Te Atatu Road, Tiroroa Avenue, Vera Road, Vodanovich Road, and Wakeling Avenue, Te Atatu South]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.189	Kāinga Ora	Insert Height Variation Controls of 18m and 22m for various business zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road, Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive, Te Atatu South] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Pomaria Road, Universal Drive, and Daytona Road, Henderson]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.190	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive Te Atatu South] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Swanson Road, Vintage Drive, Fairdene Avenue, Epping Road, Nephrite Lane, Edwards Avenue, Woodford Avenue, Lincoln Road, Ti Nana Crescent, Pinedale Place, Chilcott Road, Stephen Avenue, Rathgar Road, Penders Place, Kona Crescent, Norval Road, Spring Grove, McLeod Road, Lesa Annis Place, Papatahi Place, Buscomb Avenue, and Khaleel Place, Henderson; Miltonia Avenue, Te Atatu Road, Castaing Crescent, Orchid Place, Edmonton Road, Meritage Lane, Kirrie Avenue, Central Park Drive, Swan Lane, McLeod Road, Bordeaux Parade, Divich Avenue, Strid Road, Alma Street, Vodanovich Road, Fayette Place, Bodi Place, Griffiths Place, Sheehan Road, Merlot Way, Fowey Avenue, Ozich Avenue, and Roberts Road, Te Atatu South] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Swanson Road, Buscomb Avenue, Septimus Place, Sturges Road, McLeod Road, Blacklock Avenue, Jubaea Place, Winery Way, Miriam Corban Heights, Millstream Drive, Edmonton Road, Te Kanawa Crescent, Lincoln Road, Abel Tasman Avenue, Norval Road, Adriatic Avenue, Ti Nana Crescent, Matuhi Rise, Chilcott Road, Takapu Street, Sel Peacock Drive, Ciprian Place, Crockett Lane, Hiseman Lane, Penders Place, Pinedale Place, Vintage Drive, Hoya Court, Woodford Avenue, Rosebay Rise, Rathgar Road, Neta Grove, Papatahi Place, Sophie Lane, Spring Grove, Mt Lebanon Lane, Claude Brookes Drive, Great North Road, Lesa Annis Place, Fairdene Avenue, Humphrey Kemp Avenue, and Epping Road, Henderson; Miltonia Avenue, Duncan Avenue, Central Park Drive, Swan Lane, Edmonton Road, Sheehan Road, Te Atatu Road, McLeod Road, Kirrie Avenue, Alma Street, Orchid Place, Te Atatu South]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Refer to Appendix 2, Map 070 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Old Mill Road, and West View Road, Grey Lynn; Wharf Road, Herne Bay; West View Road, Westmere] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Allen Road, Baildon Road, Browning Street, Bullock Track, Castle Street, Cockburn Street, Dryden Street, Edwards Road, Farrar Street, Firth Road, Fisherton Street, Francis Street, Gilbert Avenue, Great North Road, Hakanoa Street, Ivanhoe Road, Jessel Street, Livingstone Street, Old Mill Road, Richmond Road, Sackville Street, Sefton Avenue, Selbourne Street, Sherwood Avenue, Shirley Road, Stanmore Road, Surrey Crescent, Tay Street, Tuarangi Road, Tutanekai Street, Warnock Street, Webber Street, Wellpark Avenue, Westmoreland Street East, Westmoreland Street West, Wexford Road, and Wilton Street, Grey Lynn; West End Road, Herne Bay; Fourth Avenue, School Road, and Western Springs Road, Kingsland; Burnside Avenue, Carrington Road, Chatham Avenue, Fontenoy Street, Linwood Avenue, Malvern Road, Martin Avenue, Norgrove Avenue, Novar Place, Parkdale Road, Parr Road South, Rawalpindi Street, Rossgrove Terrace, Segar Avenue, St Lukes Road, Sutherland Road, Tasman Avenue, and Verona Avenue, Mount Albert; Alberta Street, Bangor Street, Berridge Avenue, Boscawen Street, Bungalow Avenue, Buxton Street, De Luen Street, Dignan Street, Edith Street, Formby Avenue, Great North Road, Harbour View Road, Huia Road, Humariri Street, Joan Street, Johnstone Street, Kanuka Street, Kettle Street, Kiwi Road, Lynch Street, Manor Place, Meola Road, Miller Street, Moa Road, Montrose Street, Moray Place, Neville Street, Newell Street, Oliver Street, Pasadena Avenue, Pelham Avenue, Point Chevalier Road, Premier Avenue, Rama Road, Raymond Street, Riro Street, Seacombe Road, Smale Street, St Michaels Avenue, Studholme Street, Target Street, Te Ra Road, Tui Street, Wainui Avenue, Wakatipu Street, Walford Road, Walker Road, Walmer Road, and Wright Road, Point Chevalier; Hukanui Crescent, Moira Street, Mokau Street, Parawai Crescent, Richmond Road, and Tawariki Street, Ponsonby; New North Road, Parkhill Road, Rocky Nook Avenue, and Wolseley Street, St Lukes; Arlington Street, Aua Lane, Daventry Street, Herdman Street, Oakley Avenue, and Waterbank Crescent, Waterview; Bannerman Road, Cardigan Street, Derwent Street, Don Croot Street, Duncan MacLean Link, Finch Street, Levonia Street, Mountain View Road, Myrtle Street, Springfield Road, Warwick Street, and Western Springs Road, Western Springs; Dorset Street, Faulder Avenue, Fife Street, Garnet Road, Hope Street, Kingsley Street, Kotare Avenue, Larchwood Avenue, Lemington Road, Maxwell Avenue, Meola Road, Motions Road, Notley Street, Nottingham Street, Oban		
FS84	Julien Leys	Oppose	873.191	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.192	Kāinga Ora	Insert Height Variation Controls of 18m, 22m, 29m and 37m for various business zones in parts of Waterview, Point Chevalier, Westmere, Morningside, and Grey Lynn. Refer to Appendix 2, Map 070 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Wharf Road Herne Bay; Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Richmond Road, Sackville Street, Surrey Crescent, and Great North Road, Grey Lynn; Carrington Road, Mount Albert; Point Chevalier Road, Great North Road, Premier Avenue, Raymond Street, Huia Road, Moa Road and Tui Street, Point Chevalier; New North Road, St Lukes; Great North Road, and Daventry Street, Waterview; West End Road, Garnet Road, and Oban Road, Westmere] [Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.193	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Western Springs. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Premier Avenue, Point Chevalier]	Height	Height response - other zones
FS84	Julien Leys	Oppose	873.194	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Westmere, Western Springs and Morningside. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: [Wharf Road Herne Bay, Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: [Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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					Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Street, Bright Street, Copeland Street, Devon Street, Evelyn Street, Haslett Street, Suffolk Street, Takau Street, and Virginia Avenue West, Eden Terrace; Albury Avenue, Almorah Place, Almorah Road, Castle Drive, Gilgit Road, Gillies Avenue, Glenfell Place, Maungawhau Road, Mountain Road, Omana Avenue, Rockwood Place, Savannah Street, Seccombes Road, and Withiel Drive, Epsom; Anglesea Street, Barrie Street, Beresford Street West, Collingwood Street, Elizabeth Street, England Street, Franklin Road, Georgina Street, Gunson Street, Heke Street, Hepburn Street, Hopetoun Street, Paget Street, Picton Street, Ponsonby Road, Ryle Street, Smith Street, Tahuna Street, Wellington Street, Winn Road, and Wood Street, Freemans Bay; Carlton Gore Road, and Seafield View Road, Grafton; Allen Road, Ariki Street, Arnold Street, Baildon Road, Beaconsfield Street, Bond Street, Brisbane Street, Chamberlain Street, Cockburn Street, Coleridge Street, Commercial Road, Cooper Street, Crummer Road, Dean Street, Dickens Street, Dryden Street, Elgin Street, Farrar Street, Grosvenor Street, Harcourt Street, Home Street, Jessel Street, Julian Street, Keppell Street, King Street, Kirk Street, Leighton Street, MacKelvie Street, Millais Street, Monmouth Street, Murdoch Road, Niger Street, Northland Street, Partridge Street, Potatau Street, Prime Road, Rose Road, Scanlan Street, Schofield Street, Seddon Street, Selbourne Street, Sussex Street, Turakina Street, Waima Street, Wallingford Street, and Williamson Avenue, Grey Lynn; Aitken Terrace, Alexander Street, Altham Avenue, Buchanan Street, Central Road, Cricket Avenue, First Avenue, Fourth Avenue, Hesketh Street, King Street, Kingsland Avenue, Kowhai Street, Marlborough Street, Mostyn Street, New Bond Street, New North Road, Onslow Road, Reimers Avenue, Richbourne Street, Rossmay Terrace, Royal Terrace, Sandringham Road, School Road, Second Avenue, Shaw Street, Tawari Street, Third Avenue, Walters Road Kingsland Akiraho Street, Alderley Road, Bellevue Road, Bellwood Avenue, Bourne Street, Brentwood Avenue, Carrick Place, Charlton Avenue, Clive Road, Coles Avenue, Cromwell Street, Dominion Road, Edenvale Crescent, Edenvale Park Road, Esplanade Road, George Street, Graysons Lane, Hillside Crescent North, Hillside Crescent South, Horoeka Avenue, Horopito Street, Kamahi Street, Kawaka Street, Kelly Street, Leamington Road, Lisnoe Avenue, Lovelock Avenue, Marlborough Street, Mount Eden Road, Onslow Road, Percy Street, Puka Street, Punga Street, Raleigh Street, Sherbourne Road, Sydenham Road, Sylvan Avenue East, Sylvan Avenue West, Tongariro Street, Valley Road, View Road, Walters Road, Wrights Spur, and Wynyard Road, Mount Eden; Carlton Gore Road, Claremont Street, Glasgow Terrace, Huntly Avenue, Park Road, and Parkfield		Larger
FS84	Julien Leys	Oppose	873.195	Kāinga Ora	Terrace, Newmarket; Brown Street, Clarence Street, Douglas Street, Fitzroy Street, John Street, Kent Street, Lincoln Street, Mira	Urban Environment	rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Altham Avenue, Rossmay Terrace, Collins Street, McDonald Street, and Ethel Street, Kingsland] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.196	Kāinga Ora	Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2 Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott Street, Douglas Street, Mokau Street, and Pompallier Terrace, Ponsonby; Finch Street Western Springs]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.197	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Symonds Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.198	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gillies Avenue, Epsom; Awarua Crescent, Huriaro Place, Ngaiwi Street, Ngapipi Road, Paritai Drive, Rewiti Street, Sudeley Street, and Tuhaere Street, Ōrākei; Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street, Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell; Aldred Road, Ara Street, Arney Crescent, Arney Road, Bassett Road, Beatrice Road, Bell Road, Benson Road, Brookland Place, Buttle Street, Chatfield Place, Combes Road, Crocus Place, Dell Avenue, Dunholme Road, Eastbourne Road, Glenbrook Street, Hapua Street, Hiriri Avenue, Homai Street, Ingram Road, Kitirawa Road, Komaru Street, Leys Crescent, Lingarth Street, Mahoe Avenue, Manawa Road, Ōrākei Road, Portland Road, Raumati Road, Remuera Road, Ridings Road, Ross Street, Seaview Road, Shera Road, Shore Road, Sonia Avenue, Spencer Street, Swinton Close, Te Kowhai Place, The Glen, Tiki Street, Upland Road, Victoria Avenue, Waiata Avenue, Waimea Lane, Walton Street, Warrington Road, Westbourne Road, and Westbury Crescent, Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 072 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Ōrākei Road, Victoria Avenue, and Walton Street, Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.199	Kāinga Ora	Road, Buttle Street, and Beatrice Road, Remuera.]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Remuera and Ōrākei . Refer to Appendix 2 Map 072 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei; Hapua Street, Seaview Road, Bell Road, Arney Road, Arney Crescent, Wiles Avenue, Shore Road, Crocus Place, Bassett Road, Woodville Road, Shera Road, and The Glen, Remuera.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.200	Kāinga Ora	Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.201	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Orakei, Mission Bay, Kohimarama, Meadowbank, and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ōrākei, Mission Bay, Kohimarama, and Meadowbank . Refer to Appendix 2, Map 073 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kohimarama Road, Kohimarama; Kelvin Road, and Lucerne Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apirana Avenue, Castledine Crescent, Lintaine Place, Miniver Street, Potiki Place, Shadwell Place, and West Tamaki Road, Glen Innes; Allum Street, Ashwell Street, Averill Avenue, Cheverton Place, Edison Place, Eltham Road, Kohimarama Road, Melanesia Road, Neligan Avenue, Rawhitiroa Road, Sage Road, Siota Crescent, Speight Road, Tamaki Drive, Taranaki Road, Whytehead Crescent, William Fraser Crescent Kohimarama Appleyard Crescent, Archdall Street, Beere Place, Blackett Crescent, Bonnie Brae Road, Cheeseman Place, Colonel Barton Glade, Dorchester Street, Fancourt Street, Gowing Drive, Harapaki Road, Harry Human Heights, Hobday Place, Keretene Place, Kinder Place, Lucia Glade, MacPherson Street, Meadowbank Road, Meyrick Place, Mount Carmel Place, Parsons Road, Peart View, Purewa Road, Puroto Street, Pyatt Crescent, Rutherford Terrace, St Johns Road, and Temple Street, Meadowbank; Atkin Avenue, Bongard Road, Codrington Crescent, Cullwick Road, Dudley Road, Godden Crescent, Kempthorne Crescent, Kepa Road, Marau Crescent, Nihill Crescent, Palmer Crescent, Patteson Avenue, Prebble Place, Ronaki Road, Rukutai Street, Selwyn Avenue, Tagalad Road, and Thatcher Street, Mission Bay; Awarua Crescent, Coates Avenue, Fenton Circus, Grace Street, Karori Crescent, Kepa Road, Kupe Street, Kurahaupo Street, Nehu Street, Ngaio Street, Okahu Street, Paora Street, Paritai Drive, Rautara Street, Reihana Street, Rukutai Street, Tautari Street, and Watene Crescent, Orakei; Conrad Drive, Corinth Street, Dover Place, Keith Avenue, Kelvin Road, Remuera Road, Seascape Road, and Waiatarua Road, Remuera; Aumoe Avenue, Glen Atkinson Street, Grampian Road, Hanene Street, Lammermoor Drive, Lawndale Place, Long Drive, Pahaki Street, St Heliers Bay Road, Tamaki Drive, Tarawera Terrace, and Wynsfield Garden, St Heliers; Abraham Place, Anson Place, Apirana Avenue, Caulton Street, College Road, Felton Mathew Avenue, Greenbank Drive, Ipswich Place, Kissling Place, Norman Lesser Drive, Simkin Avenue, St Heliers Bay Road, Strong Street, Truman Street, and Worley Place, St Johns.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.202	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Averill Avenue, and Tamaki Drive, Kohimarama; Dorchester Street, St Johns Road, and Meadowbank Road, Meadowbank; Marau Crescent, Atkin Avenue, Kepa Road, Tamaki Drive, and Patteson Avenue, Mission Bay; Kepa Road, Ōrākei; St Heliers Bay Road, St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.203	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Ōrākei. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kupe Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.204	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glen Innes, St Heliers, Glendowie and Wai O Taiki Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2, Map 074 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Calder Place, Cranbrook Place, Peacock Street, Riddell Road, Vanessa Crescent, Vista Crescent, and West Tamaki Road, Glendowie.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bromley Place, Castledine Crescent, Elstree Avenue, Ev Perry Way, Henslowe Place, Hurstwood Place, Lanark Place, Line Road, Melling Street, Merfield Street, Miniver Street, Paddington Street, Radcliffe Street, Skippy Patuwai Lane, Sloane Street, Torrington Crescent, West Tamaki Road, and Weybridge Crescent, Glen Innes; Berwick Street, Caliban Place, Emerson Street, Esperance Road, Florida Place, Jefferson Street, Maskell Street, Modena Crescent, Mount Taylor Drive, Navarre Road, Riddell Road, Sierra Street, Taranto Place, Troy Place, Wendover Road, and West Tamaki Road, Glendowie; Ashby Avenue, Auckland Road, Bannockburn Place, Bay Road, Benbow Street, Bermuda Road, Brilliant Street, Brookfield Street, Challenger Street, Clarendon Road, Cliff Avenue, Cliff Road, Devore Street, Dingle Road, Elizabethan Garden, Fern Glen Road South, Gifford Street, Goldie Street, Hanene Street, Helen Place, Heritage Rise, Kaimata Street, Kotiri Street, Lombard Street, Long Drive, Maheke Street, Maskell Street, Maxine Place, McArthur Avenue, Odessa Crescent, Pahaki Street, Parkside Street, Paunui Street, Polygon Road, Rarangi Road, St Heliers Bay Road, Summerhill Place, Sylvia Road, Tamaki Drive, Tarawera Terrace, The Parade, Tuhimata Street, Vale Road, Walmsley Road, West Tamaki Road, Woodside Crescent, and Yattendon Road, St Heliers.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.205	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Maskell Street, Glendowie; Ashby Avenue, West Tamaki Road, and St Heliers Bay Road, St Heliers.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.206	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Bucklands Beach and Eastern Beach. Refer to Appendix 2 Map 075 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Clovelly Road, Bucklands Beach; Eastern Beach Road, Jern Place, The Esplanade, and Vivian Wilson Drive; Eastern Beach.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.207	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Western Heights and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Western Heights and Henderson. Refer to Appendix 2, Map 076 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Andelko Place, Barnsley Place, Chardon Place, Fairford Avenue, Farwood Drive, Forest Hill Road, Henderson Valley Road, Hercules Drive, Hindmarsh Street, Holdens Road, Imperial Place, Lake Panorama Drive, Landow Place, Misty Valley Drive, Palomino Drive, Parrs Cross Road, Pine Avenue, Rhinevale Close, Rosa Place, Roy Maloney Drive, San Marino Drive West, San Valentino Drive, South Kensington Way, Tumanaka Place, Wally Nola Place, Henderson; Henderson Valley Road, and Simpson Road, Henderson Valley.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amesbury Rise, Basra Drive, Bruce McLaren Road, Burgundy Park Avenue, Chablis Place, Chadlington Avenue, Chelmsley Avenue, Chrome Place, Claret Place, Coburg Street, Dundas Place, Ennerdale Lane, Eyre Street, Farwood Drive, Fitzwater Place, Fleetwood Drive, Garelja Road, Henderson Valley Road, Hercules Drive, Highfields Terrace, Hindmarsh Street, Hinerau Street, Imperial Place, Ivy Nola Way, Midhurst Avenue, Muscat Place, Natasha Lane, Ohira Place, Palomino Drive, Rhinevale Close, Riesling Place, Roy Maloney Drive, San Bernadino Drive, San Domingo Rise, Sandhurst Rise, Semillon Avenue, Somerton Rise, Spence Road, Sturges Road, Summerland Drive, Tirohunga Drive, Tumanaka Place, Waitoro Lane, and Wally Nola Place, Henderson.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.208	Kāinga Ora	Insert Height Variation Controls of 18m, and 37m for various residential zones in parts of Western Heights and Henderson. Refer to Appendix 2 Map 076 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Henderson Valley Road, Murillo Place, Coburg Street, Lendic Avenue, Imperial Place, Fetu Oso Lane, Aporo Tawhito Lane, Waitoro Lane, Tabitha Crescent, Border Road, Garelja Road, Wally Nola Place, Forest Hill Road, Frieda Henare Lane, Spode Place, and Taranui Place, Henderson] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Vintage Drive, Sturges Road, Garelja Road, Fitzwater Place, Coburg Street, Waitoro Lane, Lesa Annis Place, Frieda Henare Lane, Henderson Valley Road, Lendic Avenue, Harvest Drive, Gala Place, and Khaleel Place, Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.209	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Refer to Appendix 2, Map 077 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Addison Drive, Barnfield Place, Clarion Place, Farquhar Road, Glen Marine Parade, Glendene Avenue, Harmel Road, Hepburn Road, Lanier Place, Neesons Way, Patts Avenue, Thornlow Street, Wyatt Place Glendene Maybelle Place, Nile Road, and Sabulite Road, Kelston.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Glenview Road, Great North Road, Palm Court Drive, Palmer Avenue, and Sarona Avenue, Glen Eden; Blythe Place, Butterworth Drive, Coupland Court, Darlington Place, Farquhar Road, Felgrove Street, Foyle Place, Glendene Avenue, Great North Road, Hepburn Road, Heversham Place, Hillary Heights Avenue, Ian Place, Jenelin Road, Kirby Street, Longbill Place, Lydford Place, Manhattan Heights, Pakira Avenue, Rosewarne Crescent, Tanoa Place, and Temuri Place, Glendene; Bruce McLaren Road, Chislehurst Street, Dallow Place, Garelja Road, Grimshaw Place, Henderson Valley Road, Hindmarsh Street, Imperial Place, Kaikoura Street, Legacy Drive, Parma Place, Ribblesdale Road, Silverstone Place, View Road, and Waitaki Street, Henderson; Kelman Road, Sabulite Road, and Standage Lane, Kelston; Awaroa Road, Blueridge Close, Borich Road, Denver Avenue, Gaede Terrace, Longreach Drive, McKinley Road, Nirmal Place, Osmond Court, Pankhurst Place, Parrs Cross Road, Rangeview Road, Seymour Road, Sherrybrooke Place, Sungrove Rise, Sunhill Road, Sunnyside Road, Sunshine Boulevard, View Road, Waari Avenue, and Wattle Road, Sunnyvale; Christina Avenue, Cron Avenue, Dawn Place, Divich Avenue, Kokiri Street, Metric Place, Nui Mana Place, Taitua Drive, Te Atatu Road, and Tirimoana Road, Te Atatu South.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.210	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale . Refer to Appendix 2, Map 077 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Glen Eden; Hulme Place, and Bruce McLaren Road, Henderson; Cartwright Road, and Sabulite Road, Kelston.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					and Sunnyvale. Refer to Appendix 2 Map 077 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Crystal Avenue, Glendene Avenue Glendene, Coburg Street, Imperial Place, Waitoro Lane, Murillo Place, Garelja Road, Wally Nola Place, Frieda Henare Lane, Forest Hill Road, Spode Place, Henderson Valley Road, Taranui Place, and Border Road, Henderson; Awaroa Road, Pankhurst Place, Sungrove Rise, Nirmal Place, and View Road, Sunnyvale; Tirimoana Road, Nui Mana Place, Divich Avenue, Finlow Drive, Kokiri Street, Tracey Terrace, Metric Place, Fayette Place, McLeod Road, Christina Avenue, Valron Road, Te Atatu Road, Fowey Avenue, Taitua Drive, James Scott Place, and Dawn Place, Te Atatu South] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.]		
FS84	Julien Leys	Oppose	873.211	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.212	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glendene, Kelston, New Lynn, Rosebank, Avondale and Waterview. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Rosebank, Avondale and Waterview. Refer to Appendix 2, Map 078 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Avondale Road, Calvin Place, Coronet Place, Esmeralda Avenue, Horton Avenue, Horwell Place, Kenley Place, Oberon Place, Sceptre Place, Te Wiata Place, Tilbury Place, and Tony Segedin Drive, Avondale; Aronui Terrace, Beaubank Road, Brains Road, Cobham Crescent, Kiernan Place, and Maybelle Place, Kelston; Lynwood Road, New Lynn.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alanbrooke Crescent, Ash Street, Avondale Road, Beatrix Street, Bellgrove Place, Canal Road, Colorado Place, Corregidor Place, Dampier Street, Eastdale Road, Glendon Avenue, Great North Road, Holly Street, Michael Foley Place, Nacton Lane, Naumai Street, Orchard Street, Plane Street, Riversdale Road, Roberton Road, Rosebank Road, Saltaire Street, Sandy Lane, St Davids Street, Tamora Lane, Taramea Street, Tony Segedin Drive, Victor Street, Wairau Avenue, and Wingate Street, Avondale; Archibald Road, Barbary Avenue, Kelman Road, Kelwyn Road, Laura Street, and Scanlen Terrace, Kelston; Copley Street, Durrant Place, Kelston Street, Koromiko Street, Kuaka Place, Lynwood Road, Miro Street, Nikau Street, Queen Mary Avenue, Rimu Street, and Riverview Road, New Lynn; Fir Street, Hadfield Avenue, Seaside Avenue, and Tutuki Street, Waterview.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.213	Kāinga Ora	Insert Height Variation Controls of 22m, 29, 37m and 43m for various business zones in Kelston, New Lynn, Rosebank and Avondale . Refer to Appendix 2, Map 078 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Avondale Road, Avondale] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: [Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.214	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Kelston, New Lynn, and Avondale. Refer to Appendix 2 Map 078 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kelwyn Road, Beaubank Road, Archibald Road, Bamboo Grove, Alston Avenue, St Leonards Road, and Archlynn Road, Kelston; Lynwood Road, and Copley Street, New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mount Royal Avenue, Mount Albert.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bentleigh Avenue, Blockhouse Bay Road, Cradock Street, Great North Road, Himikera Avenue, Jenner Place, Leinster Street, Pinewood Street, Pitcairn Place, Powell Street, Roberton Road, and Tiverton Road, Avondale; Morningside Drive, Morningside; Alberton Avenue, Alexis Avenue, Allendale Road, Bennett Street, Carrington Road, Cornwallis Street, Douglas Avenue, Duart Avenue, Ennismore Road, Fairleigh Avenue, Fifth Avenue, Fontenoy Street, Glentui Road, Grande Avenue, Harbutt Avenue, Harlston Road, Highland Road, Houkura Way, Jerram Street, Kerr-Taylor Avenue, Kitenui Avenue, La Veta Avenue, Laurel Street, Lloyd Avenue, Mark Road, Moreland Road, Mount Albert Road, Mount Royal Avenue, New North Road, Newcastle Terrace, Oakfield Avenue, Phyllis Street, Pickens Crescent, Preston Avenue, Raetihi Crescent, Ranleigh Road, Renton Road, Rhodes Avenue, Rossgrove Terrace, Ruarangi Road, Sadgrove Terrace, Sainsbury Road, Springleigh Avenue, St Lukes Road, Stewart Road, Stilwell Road, Summit Drive, Taylors Road, Toroa Terrace, Verona Avenue, Vinter Terrace, Violet Street, Wagener Place, Weston Avenue, and Willis Street, Mount Albert; Denny Avenue, Elphinstone Avenue, Gifford Avenue, Greenville Avenue, Mayn Avenue, Mount Albert Road, Plumpton Avenue, Richardson Road, Sandringham Road Extension, Waite Avenue, and William Blofield Avenue, Mount Roskill; Batkin Road, Bollard Avenue, Brydon Place, Methuen Road, Netherton Street, New Windsor Road, Roseville Street, Valonia Street, Whitney Street, and Whittle Place, New Windsor; Alamein Terrace, Aurora Avenue, Beagle Avenue, Belcher Street, Betts Avenue, Buccaneer Street, Cassino Terrace, Christini Street, Delphine Close, Denize Road, Dunkirk Terrace, Farrelly Avenue, Fletcher Street, Galbraith Street, Hallam Street, Hargest Terrace, Hedley Road, Hendon Avenue, Holdsworth Avenue, Jessop Street, La Veta Avenue, Lorraine Avenue, McGehan Close, Mountfield Terrace, O'Donnell Avenue, Olympus Street, Owairaka Avenue, Parkinson Avenue, Potter Avenue, Range View Road, Richardson Road, Shearer Street, Sheppard Avenue, Skeates Avenue, Thomson Street, Triton Avenue, Tyburnia Avenue, and Wainwright Avenue, Owairaka; Aroha Avenue, Begbie Place, Bournemouth Avenue, Camden Road, Carrie Street, Columbia Road, Coyle Street, Duncan Avenue, Eden View Road, Euston Road, Exeter Road, Fergusson Avenue, Fowlds Avenue, Freyberg Avenue, Grove Road, Hampstead Road, Harwood Street, Haverstock Road, Hazelmere Road, Hulse Avenue, Huntingtree Avenue, Kenneth		
FS84	Julien Leys	Oppose	873.215	Kāinga Ora	Avenue, Kerr Street, Kingsway Avenue, Kitchener Road, Kiwitea Street, Lambeth Road, Leslie Avenue, Locarno Avenue, Marne Road,	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.216	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carrington Road, Mount Albert Road, New North Road, and Martin Avenue, Mount Albert; Sandringham Road Extension, Mount Roskill; New Windsor Road, New Windsor; Potter Avenue, Hendon Avenue, Owairaka Avenue, and Hargest Terrace, Owairaka; Mount Albert Road, Sandringham; New North Road, St Lukes; Great North Road, Alford Street, and Oakley Avenue, Waterview] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.217	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2 Map 079 of the submission.Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atherton Road, Bramwell Place, Cedar Road, Coronation Road, Empire Road, Epsom Avenue, Ferryhill Road, Marama Avenue, Morvern Road, Selwyn Road, Shipherds Avenue, St Andrews Road, and St Leonards Road, Epsom; Landscape Road, and Watling Street, Mount Eden; St Andrews Road, Royal Oak.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Baleden Lane, Balmer Lane, Balmoral Road, Brixton Road, Calgary Street, Carmen Avenue, Dexter Avenue, Dunbar Road, Eldon Road, Halesowen Avenue, Halston Road, Kensington Avenue, Kingsford Road, Marsden Avenue, Matipo Street, Mewburn Avenue, Mount Pleasant Road, Pine Street, Queens Avenue, Rocklands Avenue, Springwood Place, Telford Avenue, Tennyson Street, Tenterden Avenue, Thames Street, Volcanic Street, Westminster Road, and Wiremu Street, Balmoral; Aberfoyle Street, Albury Avenue, Arcadia Road, Atherton Road, Banff Avenue, Bishop Street, Bloomfield Place, Bowling Avenue, Bracken Avenue, Bramwell Place, Brightside Road, Cecil Road, Corbett-Scott Avenue, Crescent Road, Domett Avenue, Emerald Street, Empire Road, Epsom Avenue, Fern Avenue, Ferryhill Road, Gardner Road, Gillies Avenue, Gladwin Road, Goldsmith Road, Golf Road, Hay Place, Heywood Crescent, Inverary Avenue, Kimberley Road, King Edward Avenue, King George Avenue, Lewin Road, Lurline Avenue, Manukau Road, Marama Avenue, Mears Place, Merivale Avenue, Morvern Road, Mountain Road, Ngaroma Road, Omana Avenue, Onslow Avenue, Orakau Avenue, Owens Road, Pah Road, Pencarrow Avenue, Pukehana Avenue, Pukenui Road, Queen Mary Avenue, Ranfurly Road, Rangiatea Road, Selwyn Road, Sharpe Road, Shipherds Avenue, Shipherds Close, St Andrews Road, St Leonards Road, The Drive, Wilding Avenue, Woodhall Road Epsom Collins Street, Ethel Street, Leslie Avenue, Royal Terrace, Sandringham Road, and Shaw Street, Kingsland; Ashton Road, Atanga Avenue, Avenham Walk, Balmoral Road, Bank Street, Batger Road, Bathurst Road, Bellwood Avenue, Burnley Terrace, Conway Road, Cromwell Street, Croydon Road, Disraeli Street, Dominion Road, Douglas Road, Eglinton Avenue, Elizabeth Street, Ellerton Road, Essex Road, Ewington Avenue, Fairview Road, Garry Road, Glenalmond Road, Grange Road, Hasbury Avenue, Henley Road, Herbert Road, Hillside Crescent South, Hona Avenue, Irene Avenue, Kakariki Avenue, Kenyon Avenue, King Edward Street, Kingsview Road, Landscape Road, Manatu Street, Marlborough Street, Milton Road, Mont Le Grand Road, Mount Eden Road, Ngauruhoe Street, Oaklands Road, Paice Avenue, Parau Street, Peary Road, Pencarrow Avenue,		
FS84	Julien Leys	Oppose	873.218	Kāinga Ora	Penrhyn Road, Pentland Avenue, Plunket Road, Poronui Street, Prospect Terrace, Rahiri Road, Rarawa Street, Rautangi Road,	Urban Environment	Larger rezoning proposal
					Insert Height Variation Controls of 22m and 29m for various business zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carmen Avenue, Dunbar Road, Telford Avenue, and Balmoral Road, Balmoral; Manukau Road, Annie Buxton Place, Banff Avenue, Onslow Avenue, Golf Road, Corbett-Scott Avenue, Arcadia Road, Rangiatea Road, Gardner Road Epsom, Altham Avenue, Collins Street, McDonald Street, and Ethel Street, Kingsland; Mount Eden Road, Dominion Road, Grange Road, St Albans Avenue, Ewington Avenue, Peary Road, Shackleton Road, Disraeli Street, Garry Road, and Landscape Road, Mount Eden; Dominion Road, and Cambrai Avenue, Mount Roskill; Balmoral Road, Sandringham Road, Mount Albert Road Sandringham, Louvain Avenue, Kings Road, Foch Avenue, Duke Street, Haig Avenue, Rewa Road, Mount Eden Road, Hazel Avenue, Invermay Avenue, and Princes Avenue, Three Kings] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and		
FS84	Julien Leys	Oppose	873.219	Kāinga Ora	Goring Road, Sandringham]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.220	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2 Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kohia Terrace, Epsom Avenue, Gillies Avenue, Ranfurly Road, Woodhall Road, Shipherds Avenue, Ranfurly Road West, Cecil Road, and Marama Avenue, Epsom] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Owens Road, Epsom Avenue, Inverary Avenue, Gillies Avenue, Manukau Road, Bracken Avenue, Shipherds Avenue, Marama Avenue, Ranfurly Road, Brightside Road, Domett Avenue, Omana Avenue, Mountain Road, Savannah Street, Shipherds Close, Cecil Road, and Glenfell Place, Epsom; Marlborough Street, Walters Road Kingsland, Lovelock Avenue, Dominion Road, Esplanade Road, Horoeka Avenue, Mount Eden Road, Kamahi Street, Cromwell Street, Bellevue Road, Valley Road, Leamington Road, Kenyon Avenue, Hillside Crescent South, Carrick Place, Percy Street, Hillside Crescent North, Sherbourne Road, Onslow Road, Walters Road, Bellwood Avenue, and Ewington Avenue, Mount Eden] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Domett Avenue, Kipling Avenue, Owens Road, Bracken Avenue, Sharpe Road, Alpers Avenue, Albury Avenue, Manukau Road, Gillies Avenue, Brightside Road, Mountain Road, Omana Avenue, Savannah Street, Shipherds Avenue, Withiel Drive, Glenfell Place, and Silver Road, Epsom]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.221	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Ellerslie, Greenlane and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Crescent Road, and Gardner Road, Epsom; Kawau Road, Te Kawa Road, and Waiohua Road, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Abbotts Way, Ladies Mile, and Upland Road Remuera.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Canterbury Park Lane, Cawley Street, Derby Downs Place, Findlay Street, Hewson Street, Hunterville Court, Kentucky Street, Ladies Mile, Main Highway, Malabar Drive, Marua Road, Mitchelson Street, Morrin Street, Newhaven Street, Pukerangi Crescent, Railway Land, Ramsgate Street, Riccarton Way, Sproston Avenue, Te Marama Road, Umere Crescent, and Walpole Street, Ellerslie; Belvedere Street, Campbell Crescent, Claude Road, Cornwall Park Avenue, Crescent Road, Emerald Street, Fern Avenue, Gardner Road, Golf Road, Griffin Avenue, Halifax Avenue, Margot Street, Market Road, Maxfield Place, Mount St John Avenue, Ranfurly Road, Wapiti Avenue, and Warborough Avenue, Epsom; Aratonga Avenue, Atarangi Road, August Place, Cadman Avenue, Campbell Road, Ferguson Avenue, Garland Road, Great South Road, Haronui Road, Kawau Road, Konini Road, Korau Road, Massey Avenue, Matai Road, Miro Road, Momona Road, Renown Avenue, Tawera Road, Te Kawa Road, Waiohua Road, Wairakei Street, Wheturangi Road, William Avenue, and Woodbine Avenue, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Ngatiawa Street, Onehunga; Ara Street, Armadale Road, Ascot Avenue, Carmont Street, Clonbern Road, Cotter Avenue, Dromorne Road, Entrican Avenue, Grand View Road, Green Lane East, Haast Street, Koangi Street, Komaru Street, Ladies Mile, Lillington Road, Lochiel Road, Lucerne Road, Mainston Road, Market Road, Minto Road, Mount Hobson Lane, Mount Hobson Road, Muir Road, Norana Avenue, Nordon Place, Ohinerau Street, Omahu Road, Ōrākei Road, Ormonde Road, Peach Parade, Platina Street, Rakau Street, Rangitoto Avenue, Ranui Road, Raumati Road, Remuera Road, Richard Farrell Avenue, Rothesay Street, Rotomahana Terrace, St Vincent Avenue, Tahora Avenue, Tiki Street, Tirohanga Avenue, Upland Road, Ventnor Road, Victoria Avenue, Waiata Avenue, Wairua Road, Westbourne Road, Westbury Crescent, and Woodley Avenue Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.222	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in parts of Epsom, Ellerslie Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Main Highway, Hudson Street, Great South Road, Mitchelson Street, Cawley Street, Stanway Place, Kalmia Street, Sultan Lane, Sultan Street, and Park Avenue Ellerslie; Green Lane West, Annie Buxton Place, Manukau Road, Corbett-Scott Avenue, Campbell Crescent, Kimberley Road, Dunkerron Avenue, Inverary Avenue, and Gardner Road Epsom; Great South Road, Atarangi Road, Ascot Avenue, Garland Road, Ellerslie Racecourse Drive, Green Lane East, Puriri Avenue, Woodbine Avenue, Waiohua Road, Matai Road Greenlane, Remuera Road, Green Lane East, St Vincent Avenue, Clonbern Road, Ascot Avenue, Ohinerau Street, and Avice Street Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.223	Kāinga Ora	Insert Height Variation Controls of 29m, 37m and 43m for various residential zones in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2 Map 081 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.224	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kelvin Road, Remuera] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Arron Street, Ballarat Street, Ballin Street, Eaglehurst Road, Ellerslie Park Road, Elwood Place, Gavin Street, Horsham Place, Ladies Mile, Laud Avenue, Main Highway, Marua Road, Michaels Avenue, Peek Street, Ranier Street, Umere Crescent, and Wilkinson Road, Ellerslie; Harry Human Heights, and Pyatt Crescent, Meadowbank; Alana Place, Ballarat Street, Banks Road, Barrack Road, Bertrand Road, Burt Road, Clare Place, Denning Place, Dinglebank Road, Ellerslie-Panmure Highway, Faber Avenue, Ferndale Road, Gollan Road, Harding Avenue, Harris Road, Higgs Road, High Trees Place, Lunn Avenue, Malone Road, Marua Road, McDonald Crescent, Mono Place, Motu Place, Mount Wellington Highway, Paku Lane, Rupi Court, Rutland Road, Stanhope Road, and Tidey Road, Mount Wellington; Ireland Road, Panmure; Debron Avenue, Grand Drive, Haast Street, Hilltop Street, Kelvin Road, Koraha Street, Loch Street, Lucerne Road, Maungarei Road, McFarland Street, Monteith Crescent, Ngapuhi Road, Pukeora Avenue, Remuera Road, Rosepark Crescent, Stoneyroyd Garden, Towle Place, and Winhall Rise, Remuera; Anson Place, Caulton Street, College Road, Cotton Street, Greenbank Drive, Howard Hunter Avenue, Kissling Place, Lush Avenue, Maaka Place, Merton Road, Norman Lesser Drive, Panapa Drive, Ronald Algie Place, Simkin Avenue, Strong Street, Swainston Road, Thorp Street, Tisdall Crescent, and Waikato Place, St Johns; Papango Street, and Tihi Street, Stonefields.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.225	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Cawley Street, and Main Highway Ellerslie; Harris Road, and Ellerslie-Panmure Highway Mount Wellington; Remuera Road Remuera; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Simkin Avenue, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.226	Kāinga Ora	Insert Height Variation Controls of 18m and 29m for various residential zones in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2 Map 082 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Boakes Road, and Harwood Road Mount Wellington] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.227	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chiltern Crescent, Concord Place, Elstree Avenue, Epping Street, Fenchurch Street, Harlow Crescent, Leaside Lane, Parbhubhai Makan Lane, Sunnymead Road, Taniwha Street, and Teuila Grove, Glen Innes; Alamein Road, Bardia Road, Bellona Road, Benghazi Road, Coates Crescent, Court Crescent, Dunkirk Road, Hay Road, Hobson Drive, Kay Road, Larsen Road, Martin Place, McCulloch Road, Oran Road, Pilkington Road, Sanda Road, Sollum Road, Stewart Avenue, Takrouna Lane, Tobruk Road, Trent Road, Tripoli Road, Tunis Road, and Upham Road, Panmure; Anderson Avenue, Elstree Avenue, Erima Avenue, Hinaki Street, Kawiti Avenue, Ngakahikatea Lane, Parata Street, Point England Road, Riverside Avenue, Takoto Way, Tamatea Avenue, Taratoa Street, Tokomaha Lane, and Torino Street, Point England; Kestrel Place, Manaaki Circle, Taniwha Street, and Tuturiwhatu Lane, Wai O Taiki Bay.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.228	Kāinga Ora	Rezone Open Space - Informal Recreation Zone to Residential - Terrrace housing and Apartment Buildings Zone in Parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Taniwha Street, Line Road and Harlow Crescent. Commonly known as Taniwha Reserve.]	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.229	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fenchurch Street, and Elstree Avenue Glen Innes; Pilkington Road, and Jellicoe Road Mount Wellington; Hobson Drive, and Tripoli Road Panmure; Pilkington Road, and Elstree Avenue Point England; Felton Mathew Avenue, Farmhouse Lane, Morrin Road, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.230	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.231	Kāinga Ora	Insert a Height Variation Control of 29m for the Open Space - Informal Recreation Zone in parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. Note that there is a separate submission point seeking rezoning to residential. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Line Road, Epping Street and Harlow Crescent, Glen Innes]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.232	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Eastern Beach and Mellons Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Half Moon Bay, Farm Cove, Howick and Highland Park. Refer to Appendix 2, Map 084 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bleakhouse Road, Bretton Lane, Burford Place, Charles Dickens Drive, Haseler Crescent, Page Point, and Pickwick Parade, Mellons Bay] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bucklands Beach Road, Bucklands Beach; Askew Place, Butley Drive, Driscoll Place, Dunn Place, Galloway Crescent, and Skilling Place, Farm Cove; Adonis Place, Argo Drive, Compass Point Way, Endymion Place, Ganymede Place, Half Moon Rise, Indus Place, Majesty Place, Pegasus Place, Pigeon Mountain Road, Poseidon Place, Prince Regent Drive, Raddock Place, Sunderlands Road, Tuscan Place, and Tyrian Close, Half Moon Bay; Baronie Court, Benygloe Place, Blanche Way, Bradbury Road, Casuarina Road, Cherry Road, Chesley Place, Clunie Place, Cranberry Place, Dalwhinnie Parade, Damson Place, Darren Crescent, Fiesta Drive, Fortunes Road, Hayes Place, Hazelmay Place, Highland Park Drive, Hutchinsons Road, Kereru Place, Liam Place, Lyren Place, Malvina Place, Mandarin Place, Marendellas Drive, Medina Place, Minaret Drive, Nassau Court, Pakuranga Road, Sheralee Place, Tate Grove, and Tromie Place, Highland Park; Angelo Avenue, Botany Road, Broadview Place, Dell Way, Elliot Street, Finnerty Avenue, Freyberg Place, Howe Street, JaeDee Court, Jeff Place, Juliet Avenue, Landop Terrace, Libby Lane, Moore Street, Nelson Street, O'Halloran Road, Patons Road, Pegler Drive, Picton Street, Ridge Road, Sherie Place, The Link, Union Road, Vida Place, Vincent Street, Waterloo Street, Wellington Street, Willoughby Avenue, and Wynn Place, Howick; Bleakhouse Road, Castleton Drive, Cheriton Road, Chilton Place, Mellons Bay Road, Montressor Place, and Towbridge Place, Mellons Bay; Pakuranga Road, Pakuranga; Hedge Row, Rothwell Place, and Stanniland Street, Sunnyhills.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.233	Kāinga Ora	Insert a Height Variation Controls of 22 metres for parts of the Business - Mixed Use zone in Highland Park. Refer to Appendix 2, Map 084. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pigeon Mountain Road Half Moon Bay, Botany Road, and Ridge Road, Howick; Pakuranga Road, Pakuranga; Fortunes Road, Highland Park]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.234	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Howick, Mellons Bay, and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick and Mellons Bay. Refer to Appendix 2, Map 085 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cockle Bay Road, Colleen Court, Jolyn Place, Rangitoto View Road, Stevenson Way, and Tainui Road, Cockle Bay; Island View Terrace, Howick; Beach Road, Marine Parade, Mellons Bay Road, Oceania Place, Pleasant Place, and Seymour Road Mellons Bay.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Evelyn Road,Cockle Bay; Abercrombie Street, Cleary Terrace, Cook Street, Drake Street, Glenfern Road, Granger Road, Hartles Place, Holbrook Place, Kelly Place, Liston Crescent, Luplau Crescent, Masefield Street, Moore Street, Parkhill Road, Picton Street, Sale Street, Selwyn Road, Star Place, Swindon Close, Tanglewood Place, The Glebe, Tranquility Rise, Uxbridge Road, and Walter MacDonald Street, Howick; Beach Road, Cheriton Road, Marine Parade, McMillan Place, Mellons Bay Road, Oceania Place, Paisley Street, and Seymour Road Mellons Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.235	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Howick. Refer to Appendix 2 Map 085 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moore Street, Cook Street, Wellington Street, Selwyn Road, Walter MacDonald Street, Picton Street, Uxbridge Road, and Waterloo Street, Howick]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.236	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beachlands and Pine Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beachlands. Refer to Appendix 2, Map 086 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Araminta Place, Barmaree Lane, Beachlands Road, Belisi Way, Bell Road, Blakewell Place, Cherrie Road, Constellation Avenue, Defender Crescent, Doidge Street, Ealing Crescent, First View Avenue, Fourth View Avenue, Hawke Crescent, Hutukawa Drive, Intrepid Crescent, Julia Way, Kaiawa Street, Karaka Road, Kibblewhite Avenue, Lydiard Place, Mahutonga Avenue, Marine Garden Crescent, Neill Boak Place, Ninth View Avenue, Pine Harbour Parade, Pohutukawa Road, Puriri Road, Second View Avenue, Shelly Bay Road, Sunkist Bay Road, Third View Avenue, Toomer Place, Tui Brae, Wakelin Road, and Weatherly Drive, Beachlands] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beachlands Road, Constellation Avenue, Courageous Place, Doidge Street, Eighth View Avenue, Flaxfield Lane, George Town Drive, Intrepid Crescent, Jack Lachlan Drive, Kahawairahi Drive, Kaiawa Street, Karo Road, Kibblewhite Avenue, Liberty Crescent, Mahutonga Avenue, Motukaraka Drive, Seventh View Avenue, and Thistle Close, Beachlands; Whitford-Maraetai Road, Whitford]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.237	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Maraetai. Refer to Appendix 2, Map 087 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Maraetai Coast Road, Clevedon; Albacore Way, Alexander Avenue, Arthur Wright Place, Campbell Road, Carlton Crescent, Colson Lane, Coney Lane, Craig Road, Crossland Place, Eckford Lane, Fantail Crescent, George Couldrey Lane, Herbert Pollard Drive, Jacobs Way, Maraetai Drive, Maraetai Heights Road, Maraetai School Road, Matara Avenue, Moana Terrace, Omana Beach Road, Omana Esplanade, Omana Heights Drive, Pinebrook Lane, Rewa Road, Sea View Terrace, Swordfish Place, Te Makuru Lane, Te Pene Road, Te Puru Drive, and The Brae, Maraetai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.238	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Oratia, Glen Eden, and Titirangi. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden and Titirangi. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Autumn Avenue, Brunner Road, Easter Parade, Glengarry Road, Kamara Road, Karapiti Place, Parrs Cross Road, Phillip Avenue, Pisces Road, Pyramid Place, Selak Place, Selwyn Avenue, Shetland Street, Solar Road, West Coast Road, Withers Road, and Woodbank Drive, Glen Eden; Atkinson Road, Daffodil Street, Greenwoods Close, Highland Avenue, Kawaka Street, Konini Road, Onedin Place, Wirihana Road, and Woodfern Crescent, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ambler Avenue, Anna Lane, Aquarius Avenue, Arataki Views Way, Captain Scott Road, Claridge Street, Eastglen Road, George Herring Place, Glen Close, Glendale Road, Glengarry Road, Great North Road, Inver Street, John F Kennedy Place, Kamara Road, Kaneke Place, Karina Place, Lasque Place, Levy Road, Mataki Way, Nandana Drive, Oates Road, Osman Street, Palm Court Drive, Pleasant Road, Roick Parade, Roland Hill, Rosier Road, Routley Drive, Sarona Avenue, Savoy Road, Scotstoun Place, Sunnylaw Place, Sunvue Road, Surat Place, Surman Place, Terra Nova Street, Waikaukau Road, West Coast Road, Withers Road, Woodglen Road, and Woodvale Road, Glen Eden; Cezanne Place, and Titirangi Road, New Lynn; Atkinson Road, Fairmount Road, Kaurilands Road, and Meadowvale Rise Titirangi]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.239	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Rosier Road, Glendale Road, West Coast Road, and Withers Road Glen Eden; Cartwright Road, and Sabulite Road Kelston] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.240	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.241	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: West Coast Road, Glen Eden]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.242	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in North Titirangi, Kelston, Avondale, New Lynn, and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Blockhouse Bay, and Green Bay. Refer to Appendix 2, Map 090 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Godley Road, and Portage Road, Green Bay; Happeace Lane, South Lynn Road, and Titirangi Road, Titirangi.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amsterdam Place, Arran Street, Blockhouse Bay Road, Brabham Place, Miranda Street, Otira Street, Ruahine Street, St Georges Road, Umbriel Lane, and Wolverton Street, Avondale; Addison Street, Armagh Road, Bellamy Place, Blockhouse Bay Road, Bolton Street, Busby Street, Castlewood Grove, Chaucer Place, Congreve Place, Connaught Street, Covic Avenue, Endeavour Street, Falkirk Street, Gilfillan Street, Heaphy Street, Kay Drive, Keats Place, Kendrick Place, Kinross Street, Lucknow Place, Marlowe Road, Matata Street, Meredith Street, Pitfire Place, Portage Road, Puketea Street, Swinburne Street, Tania Place, Taylor Street, Temuka Garden, Terracotta Drive, Ulster Road, and Wade Street, Blockhouse Bay; Godley Road, Hava Place, La Rosa Street, Lantana Road, Tauhara Street, Taupo Street, and Thuja Street, Green Bay; Archibald Road, Kelman Road, Netherlands Avenue, and Standage Lane, Kelston; Akehurst Avenue, Arahoe Road, Armstrong Place, Astley Avenue, Beverly Place, Bickleigh Grove, Blease Street, Boler Place, Bolton Street, Copplestone Place, Cutler Street, Davern Lane, Gardner Avenue, Golf Road, Hinau Street, Hutchinson Avenue, Lynwood Road, Miro Street, Pamela Place, Parker Avenue, Portage Road, Reiman Street, Rewa Street, Rickards Place, Rimu Street, Ryehill Close, Seabrook Avenue, Tane Street, Titirangi Road, Trojan Crescent, Willerton Avenue, and Woolley Avenue, New Lynn]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 090 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, West Coast Road, and Westward Ho Glen Eden; Cartwright Road Kelston; Tomo Street New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta Drive, Ulster Road, Portage Road, Kumanu Lane, Congreve Place, Ochre Place, Chaucer Place, Matata Street, and Bolton Street Blockhouse Bay; Tahi Terrace Glen Eden, Titirangi Road, Fruitvale Road, Seabrook Avenue, Miro Street, Pine Street, Taroa Lane, Astley Avenue, Rimu Street, Reid Road, Binsted Road, Great North Road, Arawa Street, Islington Avenue, Ambrico Place, Trojan Crescent, Koromiko Street, Northall Road, Portage Road, Wattle Street, Gardner Avenue, Links Road, Durrant Place, Hinau Street, Nikau Street, Rata Street, Margan Avenue, Melview Place, Tane Street, Mayville Avenue, Caspian Close, Tiki Street, Karaka Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.243	Kāinga Ora	Kohekohe Street, Maui Street, Hutchinson Avenue, Hill Crescent, Copplestone Place, Stolford Crescent, Dolan Place, Lynwood Road,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Blockhouse Bay, Green Bay, and New Lynn. Refer to Appendix 2 Map 090 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Arran Street, and Great North Road Avondale; Addison Street, Heaphy Street, Lucknow Place, Kay Drive, Keats Place, Chaucer Place, Puketea Street, Bolton Street, Taylor Street, and Tania Place Blockhouse Bay; Taupo Street Green Bay; Armstrong Place, Springside Place, Seabrook Avenue, Arahoe Road, Sheridan Drive, Trojan Crescent, Parker Avenue, Hutchinson Avenue, Astley Avenue, Gilliam Street, Mason Street, Pamela Place, Boler Place, Pimento Place, Golf Road, Ryehill Close, Titirangi Road, Blease Street, Reiman Street, Willerton Avenue, Cutler Street, Beverly Place, Portage Road, Davern Lane, Gardner Avenue, Grandison Crescent, Woolley Avenue, Titchener Street, and Hinau Street New Lynn; Old Titirangi Road, Titirangi Road, Fairmount Road, South Lynn Road, Happeace Lane, Poturi Streams Avenue, and The Grove Titirangi] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street,		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.244	Kāinga Ora	Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Housing and Apartment Buildings Zone in parts of New Lynn, Avondale, New Windsor, Blockhouse Bay, Lynfield, and Mount Roskill. Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hillview Avenue, Avondale; Lewis Street, and Lynbrooke Avenue, Blockhouse Bay; Ball Place, Barkes Place, Gilletta Road, Graham Bell Avenue, John Davis Road, Nirvana Way, Parfitt Street, Paua Place, Richardson Road, Sally Crescent, Subritzky Avenue, Vivaldi Place, and Wayne Place, Mount Roskill; Bannister Place, Hillview Avenue, Humber Place, Laburnum Road, Marconi Place, Mersey Place, Peter Mulgrew Street, and Rosamund Avenue, New Windsor.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Blockhouse Bay Road, Brabham Place, Miranda Street, Pitcairn Place, Ruahine Street, Tiverton Road, and Wolverton Street, Avondale; Blockhouse Bay Road, Boundary Road, Crudge Street, Donovan Street, Eleanor Place, Endeavour Street, Exminster Street, Francis Curtis Avenue, Gill Crescent, Lewis Street, Lynbrooke Avenue, McFadzean Drive, Rathlin Street, Shipton Place, Wade Street, Whitney Street, and Windermere Crescent, Blockhouse Bay; Andes Place, Canberra Avenue, Caronia Crescent, Commodore Drive, Hillsborough Road, Oriana Avenue, Rangitane Place, Rangitiki Crescent, and The Avenue, Lynfield; Allison Street, Amazon Parade, Anita Avenue, Balfron Avenue, Battersby Avenue, Boyce Avenue, Burnett Avenue, Coleman Avenue, Cormack Street, Culdaff Place, Cullen Avenue, Denbigh Avenue, Denny Avenue, Dominion Road, Dominion Road Extension, Ellis Avenue, Ernie Pinches Street, Fairway Drive, Freeland Avenue, Freer Street, Gaynor Street, Gifford Avenue, Gilletta Road, Glenarm Avenue, Glynn Street, Graham Bell Avenue, Griffen Park Road, Haycock Avenue, Hillsborough Road, Howell Crescent, Ira Street, Jana Place, John Davis Road, Kotero Road, Kallu Crescent, Katavich Place, Kimber Hall Avenue, Kingshaven Close, Kinloch Avenue, Kopakopa Lane, Linden Street, Lynfield Place, Malcolm Street, Marion Avenue, Marshall Laing Avenue, May Road, Mayn Avenue, McAlister Place, McGowan Street, Mount Roskill Road, Nash Road, Nirvana Way, Ongaonga Lane, Oxley Avenue, Parfitt Street, Pascoe Street, Penney Avenue, Playfair Road, Radnor Road, Richardson Road, Robson Street, Sally Crescent, Sanft Avenue, Shenandoah Avenue, Stanton Terrace, Subritzky Avenue, Tory Street, Tropicana Drive, Vercoe Street, Vivaldi Place, Webster Avenue, Welsh Street, White Swan Road, William Blofield Avenue, Zambezi Lane, Zamora Lane, and Zeralto Lane, Mount Roskill; Bannister Place, Batkin Road, Brothers Street, Cordelia Place, Dickey Street, Humber Place, Khandallah Place, Laburnum Road, Maioro Street, Marconi Place, Mersey Place, Netherton Street, Peter Mulgrew Street, Rosamund Avenue, Roseville Street, Valonia Street, Westminster Street, and Whittle Place, New Windsor; Budgen Street, and Stranolar Drive, Waikowhai]		
FS84	Julien Leys	Oppose	873.245	Kāinga Ora		Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.246	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Blockhouse Bay, New Windsor, Mount Roskill and Lynfield . Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Boundary Road Blockhouse Bay; Orcades Place, Commodore Drive, and Hillsborough Road Lynfield; Sandringham Road Extension, Stoddard Road, Richardson Road, Dominion Road Extension, Hillsborough Road, Dominion Road, White Swan Road, Ellis Avenue, Glenarm Avenue, and May Road, Mount Roskill] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.247	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of New Lynn, New Windsor, Blockhouse Bay, and Mount Roskill. Refer to Appendix 2 Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Shoreham Street, Holbrook Street, Tiverton Road, Brabham Place, Pinewood Street, Blockhouse Bay Road, Pitcairn Place, and Miranda Street Avondale; Margate Road, Blockhouse Bay Road, Matata Street, Waianiwa Place, Kendrick Place, Puketea Street, MacLaurin Street, Cleland Crescent, Bolton Street, Tania Place, Taylor Street, Geneva Place, and Terry Street Blockhouse Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.248	Kāinga Ora	Apartment Buildings Zone in Three Kings and Royal Oak. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Three Kings, Mount Roskill, Hillsborough, Waikowhai, Epsom, Royal Oak, and Onehunga. Refer to Appendix 2, Map 092 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Buckley Road, and Liverpool Street, Epsom; Anahere Lane, Aramutu Road, Arundel Street, Bel Air Drive, Belfast Street, Budock Road, Farnol Street, Fickling Avenue, Frederick Street, Goodall Street, Gregory Place, Hendry Avenue, Herd Road, Hillsborough Road, Impala Place, Karakia Lane, Kathryn Avenue, Littlejohn Street, Locke Avenue, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Prakash Lane, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Southdown Rail Land, Staveley Avenue, Stephen Lysnar Place, and Sylvester Avenue, Hillsborough; Camellia Place, Hillsborough Road, Melrose Road, Melrose Road East, Rainford Street, Southdown Rail Land, Stamford Park Road, and Vic Butler Street, Mount Roskill; Hilstan Place, Queenstown Road, and Seacliffe Road, Onehunga; Bingley Avenue, and Quentin Avenue, Royal Oak.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buckley Road, Fairholme Avenue, Gladwin Road, Greenfield Road, Lauchlan Avenue, Lewin Road, Liverpool Street, Manukau Road, Pah Road, Selwyn Road, and Tuperiri Road, Epsom; Albrecht Avenue, Aldersgate Road, Alex Boyd Link, Bel Air Drive, Belfast Street, Budock Road, Carlton Street, Eaton Road, Frederick Street, Goad Crescent, Goodall Street, Haughey Avenue, Hendry Avenue, Herd Road, Hillsborough Road, Hira Way, Impala Place, Kathryn Avenue, Kelsey Crescent, Lilac Grove, Lindsay Place, Littlejohn Street, Locke Avenue, Mah Lane, Marie Avenue, McIlroy Avenue, Millard Street, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Staveley Avenue, Stephen Lysnar Place, Sunnyridge Place, Tynor Place, and Viking Avenue, Hillsborough; Baxter Street, Bremner Avenue, Britton Avenue, Camellia Place, Carr Road, Clinker Street, Coleman Avenue, Currie Avenue, Denbigh Avenue, Dominion Road, Florence Daly Place, Fred Woodward Place, Frost Road, Gerrard Street, Gifford Avenue, Glass Road, Halleys Place, Hillsborough Road, James Preston Avenue, May Road, McKinnon Street, Melrose Road East, Memorial Avenue, Milliken Avenue, Molley Green Place, Morrie Laing Avenue, Mount Albert Road, Mount Roskill Road, Nash Road, Radnor Road, Revel Avenue, Richardson Road, Skipper Avenue, Somerset Road, Whitmore Road, and Winstone Road, Mount Roskill; Arthur Street, Aumoana Lane, Bamfield Place, Beachcroft Avenue, Boyd Avenue, Forbes Street, Hilstan Place, Jackson Street, Manukau Road, Normans Hill Road, Pleasant Street, Queenstown Road, Rendcomb Place, Seacliffe Road, Southdown Rail Land, Symonds Street, Trafalgar Street, and Viewland Avenue, Onehunga; Beckenham Avenue, Benville Place, Epworth Avenue, Erson Avenue, Fernleigh Avenue, Goldstine Place, Goodland Street, Gorrie Avenue, Hollywood Avenue, Korma	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.249	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Three Kings, Mount Roskill, Hillsborough and Royal Oak. Refer to Appendix 2, Map 092. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Buckley Road, Epsom; Oakdale Road, Queenstown Road, Hillsborough Road, Belfast Street, and Frederick Street Hillsborough; Richardson Road, McKinnon Street, Dominion Road, Cambrai Avenue, and Mount Albert Road, Mount Roskill; Mount Albert Road, and Manukau Road Royal Oak; Mount Albert Road, and Louvain Avenue Three Kings]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.250	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Royal Oak, One Tree Hill, Onehunga,Oranga, Te Papapa, Greenlane, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, One Tree Hill, Onehunga, Oranga, Te Papapa, Greenlane, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paihia Road, Onehunga] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aliford Avenue, Ewenson Avenue, Rockfield Road, Titahi Street, and Wahanui Road, Ellerslie; Konini Road Greenlane; Campbell Road, One Tree Hill; Alfred Street, Amaru Road, Arapuni Avenue, Arthur Street, Athens Road, Blakey Street, Bond Place, Bow Place, Cameron Street, Cardwell Street, Catherine Street, Church Street, Colonel Nixon Street, Cowell Place, Edmonton Avenue, Galway Street, Gambia Place, Gosport Place, Grey Street, Harbour View Terrace, Hardington Street, Hill Street, Hornes Lane, Huapai Street, Hull Place, Jordan Avenue, Jubilee Avenue, Manukau Road, Maria Street, Mariri Road, Maroa Road, Matiere Road, Melville Place, Moana Avenue, Mount Smart Road, Mountjoy Place, Namata Road, Nissan Place, Normans Hill Road, Onehunga Mall, Oranga Avenue, Paihia Road, Park Gardens, Princes Street, Puka Street, Quadrant Road, Roosevelt Avenue, Santos Place, Selwyn Street, Smith Crescent, Southdown Rail Land, Spring Street, State Avenue, Taiere Terrace, Tawa Road, Torokina Place, Trafalgar Street, Treasury Place, Tuata Street, Victoria Street, Waitangi Road, Wallath Road, Waller Street, and Yates Street, Onehunga; Greenpark Road, Rockfield Road, Station Road, and Walls Road Penrose; Haydn Avenue, and Raurenga Avenue, Royal Oak; Captain Springs Road, Curzon Street, Felix Street, Grotto Street, Heretaunga Avenue, and Mays Road, Te Papapa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.251	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Royal Oak, Oranga, Te Papapa, Ellerslie, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Great South Road, Cawley Street, Stanway Place, Kalmia Street, Sultan Street, and Park Avenue Ellerslie; Mount Smart Road, Waitangi Road, and Manukau Road, Onehunga; Great South Road, Penrose; Manukau Road, Royal Oak; Mays Road, and Captain Springs Road, Te Papapa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.252	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, Onehunga, and Te Papapa. Refer to Appendix 2 Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.253	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Mount Wellington and Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ellerslie, Mount Wellington, and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gavin Street, and Wilkinson Road, Ellerslie; Allen Road, Aranui Road, Bailey Road, Barrack Road, Bass Road, Bertrand Road, Boakes Road, Commissariat Road, Cotswold Lane, Everton Place, Fitzgerald Road, Gunson Road, Italia Grove, Jarman Road, Lavas Place, Malone Road, Melton Road, Mount Wellington Highway, Mountain View Mews, Panama Road, Panorama Road, Penrose Road, Portman Road, Price Crescent, Railway Land, Rielly Place, Ruawai Road, Rydal Drive, Simmonds Lane, Skinner Road, Sofs Lane, Sophia Close, Spooner Lane, Whitford Avenue, Wilkie Place, Yee Place, and Young Road, Mount Wellington; Convamore Lane, Ireland Road, Peterson Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.254	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Ellerslie, Panmure and Mount Wellington. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Cawley Street Ellerslie] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.255	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in Mount Wellington and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Alcock Street, Wilkie Place, Bertrand Road, Panama Road, Boakes Road, Higgs Road, Bass Road, Almond Place, Waipuna Road, Barrack Road, Allen Road, Sophia Close, McCracken Road, Harwood Road, and Rielly Place Mount Wellington; Marine Lane, Waipuna Road East, and Convamore Lane Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.256	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington, Panmure, Pakuranga, Pakuranga Heights and Sunnyhills. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waipuna Road, Mount Wellington; Anthony Place, Aurea Avenue, Browns Avenue, Challinor Street, Dale Crescent, Dayspring Way, Dowling Place, Edgewater Drive, Fremantle Place, Jan Place, Kentigern Close, Kerswill Place, Latham Avenue, Mangos Place, Manor Park, Mattson Road, Millen Avenue, Osprey Street, Pakuranga Road, Pandora Place, Paradise Place, Paul Place, Pelorus Place, Purakau Lane, Raewyn Place, Riverina Avenue, Riverlea Avenue, Roseburn Place, Seven Oaks Drive, Snell Place, South Eastern Highway, Susanne Place, Swan Crescent, Tamaki Bay Drive, Ti Rakau Drive, Tiaka Place, Tiraumea Drive, Undine Street, Wheatley Avenue, Whiti Lane, and Williams Avenue, Pakuranga; Acmena Lane, Alton Terrace, Beechdale Crescent, Blyton Lane, Boys Place, Cardiff Road, Carmel Avenue, Carole Crescent, Chatsworth Crescent, Chevis Place, Downsview Road, Elizabeth Street, Ellesmere Crescent, Ennis Avenue, Fleur Avenue, Gerwyn Place, Glenside Avenue, Gossamer Drive, Goyal Lane, Grammar School Road, Grassways Avenue, Greenhill Crescent, Grove Lane, Heron Place, Jade Avenue, Johns Lane, La Trobe Street, Larne Avenue, Leewood Place, Manapouri Place, Marriott Road, Miramar Place, Nevada Avenue, Okareka Place, Okataina Street, Opal Avenue, Parkview Place, Paulange Place, Pikareka Lane, Pooley Street, Portadown Avenue, Reeves Road, Riverhills Avenue, Rosina Place, Rotoiti Avenue, Te Anau Place, Udys Road, Ussher Place, Waikaremoana Place, Wanaka Place, and Ware Place, Pakuranga Heights; Allenby Road, Armein Road, Bridge Street, Church Crescent, Cove Lane, Dunkirk Road, Finn Place, Kings Road, Queens Road, Riverview Road, Sunset View Road, Thompson Road, Waipuna Road, Waipuna Road East, and Watene Road, Panmure; Blue Gum Rise, Everingham Place, Glenmore Road, Luton Avenue, Meadway, Olena Avenue, Rosca Lane, Trust Place, Wilbur Place, and Willow Way, Sunnyhills]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.257	Kāinga Ora	Insert Height Variation Controls of 22m and 29m, for various business zones in Panmure, Pakuranga and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Reeves Road, Johns Lane, Udys Road, Cardiff Road, Manapouri Place, Ussher Place, and Gossamer Drive,Pakuranga Heights, and Pakuranga Road, Pakuranga] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.258	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in Mount Wellington, Panmure and Pakuranga, and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Carbine Road, and Jolson Road, Mount Wellington; Marine Lane, Waipuna Road East, Cove Lane, Convamore Lane, and Finn Place, Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.259	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Burswood, Pakuranga Heights, Highland Park, Botany Downs, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cambric Place, Channing Crescent, Citation Way, Diosma Place, Gillett Place, Gosford Drive, Kells Place, Kurnell Drive, Lexington Drive, Mirrabooka Avenue, Orinda Close, Photinia Place, Spears Place, St Simon Place, and Voltaire Court, Botany Downs; Atworth Way, Brompton Place, Burswood Drive, Corfield Way, Davington Way, Dulwich Place, Elderberry Road, Fernbrook Close, Foxley Place, Heathridge Place, Ifield Court, Kalgan Place, Kenwick Place, Lutana Place, Midvale Place, Nedlands Place, Robina Court, Sheldon Place, Shenton Place, Tullis Place, and Waylen Place, East Tamaki; Aberfeldy Avenue, Anure Place, Aviemore Drive, Benygloe Place, Bradbury Road, Cairngorm Place, Dalwhinnie Parade, De Quincey Terrace, Eske Place, Gwenand Place, Highland Park Drive, Kincraig Place, Kingussie Place, Lewisham Street, McCahill Views, Pitlochry Place, Veagh Place Highland Park, Bard Place, Bob Charles Drive, Botany Road, Chapel Road, Corta Bella Place, Edgar Pearce Place, Elliot Street, Frank Nobilo Drive, Golfland Drive, Kilkenny Drive, Mirabell Place, Pebble Beach Place, Pegler Drive, San Luis Place, Seneca Court, Simon Owen Place, Trovare Place, Union Road, Vincent Street, Wellington Street, West Fairway, and Westerham Drive, Howick; Amberwood Drive, Annalong Road, Artesia Close, Aviara Court, Bampton Rise, Bantry Court, Belgate Place, Ben Nevis Place, Braystones Place, Camerton Close, Campian Place, Carriage Close, Cherrywood Crescent, Daria Place, Eastridge Court, Edendale Road, Eiger Place, Fieldstone Court, Kilimanjaro Drive, Kingsgate Place, Matterhorn Crescent, Mellick Place, Millhouse Drive, Mt Blanc Place, Northpark Avenue, Orangewood Drive, Pajaro Place, Ravensdale Rise, Santa Ana Drive, Stellamaris Way, Summermist Drive, Tarnica Road, Tralee Terrace, Valnera Close, Whitford Road, Windsong Court, and Winton Court, Northpark; Pakuranga Road, Pakuranga; Archmillen Avenue, Beldon Place, Cascades Road, De Thiery Place, Ennis Avenue, Gossamer Drive, Harford Place, La Trobe Street, Marvon Downs Avenue, Megan Avenue, Ruhanui Lane, Tupaki Place, Walworth Avenue, and Wyman Place, Pakuranga Heights; Hemsway Place, Meadway, and Stanniland Street, Sunnyhills]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.260	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43m in various business zones in Pakuranga Heights, Highland Park, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Pigeon Mountain Road, Half Moon Bay; Aviemore Drive, and Fortunes Road, Highland Park; Botany Road, and Ridge Road,Howick; Pakuranga Road, Pakuranga; Reeves Road, and Ussher Place, Pakuranga Heights; Whiteacres Drive, Sunnyhills] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.261	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in Golflands and North Park. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Solana Court, and Headcorn Place, Botany Downs; Chapel Road, John Lister Close, Mirabell Place, West Fairway, The Green, Botany Road, Huaota Place, Cabaret Way, San Luis Place, Putter Place, Frank Nobilo Drive, Golfland Drive, Corta Bella Place, Jan Higgins Place, Cascades Road, and Trovare Place, Howick; Amberwood Drive, Ben Nevis Place, Anaheim Boulevard, Crescent Hills Court, Matterhorn Crescent, Artesia Close, Travers Place, Stellamaris Way, Orohena Close, San Jose Rise, Kilimanjaro Drive, Vesca Place, Santa Cruz Drive, Pajaro Place, Belsera Court, Santa Ana Drive, Delray Place, Orangewood Drive, Napa Court, Shannon Place, Oakridge Way, Amadeus Place, Campian Place, Cherrywood Crescent, Eiger Place, Astoria Place, Millhouse Drive, Cantora Avenue, Aviara Court, The Mews, and Mt Blanc Place, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.262	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Howick, Shelly Park and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick, Somerville, North Park and Cockle Bay. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Advene Road, Cockle Bay Road, Judkins Crescent, Pah Road, Sea View Terrace, and Shelly Beach Parade, Cockle Bay; Somerville Road, Howick;Chisbury Terrace, Estuary Views, John Gill Road, Lastel Place, Pohutukawa Avenue, Sandspit Road, Sunnyview Avenue, and Vale Road,Shelly Park] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bert Wilson Place Cockle Bay, Auden Close, Baird Street, Bronte Place, Cook Street, Covina Place, Drake Street, Four Trees, Gibraltar Street, Jane Eyre Drive, Kayeleen Place, Kerry Dell, Meadowland Drive, Minerva Terrace, Moore Street, Paparoa Road, Sale Street, Tanglewood Place Howick, Ayrshire Place, Clydesdale Avenue, Corriedale Place, Edendale Road, Highgate Place, Kentville Place, Larkin Place, Leicester Parade, Merino Avenue, Nathan Close, Nicholas Road, Perendale Close, Pintner Place, Renway Rise, Sandalwood Place, Simmental Crescent, Whitford Road Northpark.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.263	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of Shamrock Park and North Park. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Chapel Road, Howick; San Jose Rise, Santa Cruz Drive, Delray Place, The Mews, and Santa Ana Drive, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.264	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Konini and Titirangi. Refer to Appendix 2, Map 099 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atkinson Road, Daffodil Street, Longfellow Parade, Wirihana Road, and Woodfern Crescent, Titirangi]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.265	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Green Bay and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mitchell Street, and Taunton Terrace, Blockhouse Bay; Harrybrook Road, Portage Road Green Bay, Staincross Street, and Takahe Road, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Avonleigh Road, Barron Drive, Bishop Street, Cajero Place, Cliff View Drive, Godley Road, La Rosa Street, Lex Avenue, and Vardon Road, Green Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.266	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Zone in Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Godley Road, Green Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.267	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Blockhouse Bay, Lynfield and Waikowhai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Blockhouse Bay, Lynfield and Waikowhai. Refer to Appendix 2, Map 101 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Blockhouse Bay Road, Blockhouse Bay; Cape Horn Road, Waikowhai; Fairsea Place, Mount Roskill; Godwit Place, Lynfield] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Canberra Avenue, Caronia Crescent, Oriana Avenue, Rangitata Place, and The Avenue, Lynfield; Halsey Drive, James Tyler Crescent, and Stanton Terrace, Mount Roskill]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.268	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Waikowhai, Hillsborough and Mangere Bridge. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hillsborough. Refer to Appendix 2, Map 102 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aldersgate Road, Hillsborough; Ambury Road,Mangere Bridge; Ben James Drive, Hillsborough Road, Rajan Place, and Saran Place, Mount Roskill] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Hillsborough Road, and Aldersgate Road, Hillsborough; Hillsborough Road, and Rebecca Rise, Mount Roskill]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.269	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere Bridge and Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere Bridge and Favona. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Asics Drive, Dewhurst Place, Favona Road, Forbes Road, Lolim Place, Mary Place, Norana Avenue, Opawa Crescent, Peachwood Place, and Tomes Lane, Favona; Donnell Avenue, Katatai Street, Kingfisher Place, Shayla Place, Walmsley Road, and Waterview Road, Mangere; Church Road, Conifer Lane, Crawford Avenue, Kamaka Road, Kapuka Road, Kiwi Esplanade, Koru Street, Mahunga Drive, McIntyre Road, Mona Avenue, Mountain Road, Ngaio Avenue, Putini Road, Ridgemount Rise, Scott Avenue, Shortt Avenue, Tainui Terrace, Taylor Road, Wallace Road, and Whakahui Lane, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Asics Drive, Cardrona Place, Dewhurst Place, Favona Road, Harania Avenue, and Wakefield Road, Favona; Ceasar Place, Clare Place, Katatai Street, Miller Road, Robertson Road, Roy Douglas Place, Shayla Place, Te Motu Way, Tilberg Street, and Walmsley Road, Mangere; Church Road, Coronation Road, Crawford Avenue, Domain Lane, Domain Road, Dunstall Place, Hastie Avenue, Hocken Place, Kaihua Terrace, Kamaka Road, Kiwi Esplanade, Kohanga Road, Koru Street, Market Cove Road, McIntyre Road, Mikoikoi Crescent, Miller Road, Miro Road, Mountain Road, Patiti Parade, Rimu Road, Scott Avenue, Tanners Road, Taylor Road, Waterfront Road, and Woodward Avenue; Mangere Bridge]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.270	Kāinga Ora	Insert Height Variation controls of 22m and 29m for the Business - Mixed Use Zone in Onehunga. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga; Crawford Avenue, Coronation Road, Miro Road, Hastie Avenue, and McIntyre Road, Mangere Bridge] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga Mall, Selwyn Street, Neilson Street, and O'Rorke Street; Onehunga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.271	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Favona, Mount Wellington and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abiru Crescent, Favona Road, Lolim Place, Norana Avenue, Parkstone Place, and Peachwood Place, Favona; Archboyd Avenue, Mangere East] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Meadow Street, Mount Wellington Highway, New Brighton Road, Parry Road, Portage Road, and Walters Road, Mount Wellington; Albert Street, Alexander Street, Avalon Court, Avenue Road, Awa Street, Chelsea Avenue, Church Street, Fairburn Road, Fort Richard Road, Golf Avenue, Haumako Place, High Street, Hutton Street, Jack Browne Place, Jellicoe Street, Kuranui Place, Lippiatt Road, Luke Street, Mangere Road, Middlemore Road, Monterey Avenue, Nelson Street, Ngaio Street, Nikau Road, Nixon Avenue, Papaku Road, Park Avenue, Petrie Place, Princes Street, Pukeora Road, Rodney Street, Ronaki Road, Sturges Avenue, Tahatai Street, Tamaki Avenue, Todd Place, Trenwith Street, Waikare Road, Walmsley Road, and Water Street, Otahuhu]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.272	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mount Wellington Highway, and Hillside Road, Mount Wellington; Princes Street, Queen Street, Luke Street, Atkinson Avenue, Station Road, Moa Street, Great South Road, Nikau Road, Huia Road, Albion Road, Marjorie Jayne Crescent, Arataki Lane, Mangere Road, Fort Richard Road, Avenue Road, High Street, Fairburn Road, Ngaio Street, and Nelson Street, Otahuhu] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.273	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in Mount Wellington. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Sophia Close, and McLennan Road, Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.274	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Otahuhu, Mount Wellington, Pakuranga and Otara. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Frank Grey Place, Otahuhu] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Springs Road, East Tamaki; Trenwith Street, and Water Street, Otahuhu; Angus Street, Antrim Crescent, Johnstones Road, Matamata Place, Nairn Place, Oroua Place, Pearl Baker Drive, Perth Street, Springs Road, Tyrone Street, and Valder Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.275	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in part of Otahuhu. Refer to Appendix 2, Map 105. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Otahuhu]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.276	Kāinga Ora	Insert a Height Variation Control of 18m for part of a non-specified residential zone in Mount Wellington. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Jolson Road, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.277	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in East Tamaki Heights. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of East Tamaki, Greenmount, Huntington Park, Burswood, Golflands, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: East Tamaki Road, East Tamaki; Point View Drive, East Tamaki Heights; Gracechurch Drive, Flat Bush] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Annamoe Place, Anrath Close, Ardkeen Place, Armoy Drive, Attymon Lane, Ballybay Road, Balrath Road, Banville Road, Belcoo Crescent, Brosna Place, Caltra Place, Campile Close, Carousel Crescent, Clavoy Place, Craigavon Drive, Derg Place, Dunloy Place, Erne Crescent, Feeny Crescent, Franshell Crescent, Gilford Place, Glanmire Place, Glastry Close, Gortin Close, Gransna Lane, Guys Road, Hampervale Place, Kalberry Place, Kaseng Place, Kellaway Drive, Kelvin Hart Drive, Kilbaha Close, Kippure Close, Lilybank Crescent, Middlefield Drive, Monash Place, Mordane Place, Premwood Road, Redcastle Drive, Rialto Court, Sayes Close, Shankill Place, Sheddings Lane, Shrule Place, Skip Lane, Smales Road, Snave Place, Srah Place, Thornbury Crescent, Walter Haddrell Crescent, Wando Lane, Wayne Francis Drive, William Woods Court, Willowbank Close, and Zara Court, East Tamaki; Heyington Way, and Point View Drive, East Tamaki Heights; Baltersan Drive, Banshire Close, Barcaldine Road, Borthwick Close, Chapel Road, Cyril French Drive, Dalcross Drive, Duntrune Road, Earlshall Drive, Edzell Close, and Gracechurch Drive, Flat Bush; Armstrong Farm Drive, Bejoy Rise, Brailsford Court, Brooke Ridge Rise, Burnaston Court, Canonbie Place, Chapel Road, Claremont Way, Conacher Close, Dairyland Drive, Delmont Close, Dromora Close, Drumquin Rise, Dunvegan Rise, Eaglemont Drive, Fairbairn Place, Fairfield Lane, Faldo Drive, Gilnockie Close, Golfland Drive, Hinckley Court, Isaac Place, John Brooke Crescent, Keenagh Rise, Kilkenny Drive, Kilsyth Way, Lansell Drive, Limerick Place, Mangerton Lane, Moyrus Crescent, Navan Place, Nephin Place, Newbliss Crescent, Owenbeg Rise, Penwood Close, Pikao Place, Point View Link, Skye Road, Westerham Drive Howick, Anaheim Boulevard, Annalong Road, Etwall Court, Maldon Court, and Santa Ana Drive, Northpark]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.278	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in East Tamaki Heights, Huntington Park, Golflands and Shamrock Park. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Chapel Road, Flat Bush] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive, Kellaway Drive, Amera Place, Millington Place, Oneroa Road, Beragh Place, Brittas Place, Kanturk Close, Marlon Lane, St Leger Close, Aclare Place, Wayne Francis Drive, Lushington Place, Kippure Close, Boderg Way, Leixlep Lane, Srah Place, Caltra Place, Cottesmore Place, Sayes Close, Lilybank Crescent, Brinlack Drive, Quartley Place, Halstead Place, Borris Close, Lurgan Drive, Franco Lane, Campile Close, Franshell Crescent, Smales Road, Saidia Place, Aaronville Way, Kaseng Place, and Te Koha Road, East Tamaki; Chapel Road, Flat Bush; Spalding Rise, Montecito Place, Fintona Place, Bob Charles Drive, Moycullien Lane, Ballycullanie Place, Inagh Close, Kilkenny Drive, Limerick Place, Glencullen Place, Glanworth Place, Golfland Drive, Westerham Drive, Ridgefield Lane, Nad Place, Chapel Road, Hinckley Court, Pikao Place, Mulroy Place, Simon Owen Place, Tiger Drive, Maghera Drive, Balbriggan Rise, Keppoch Court, Mohill Place, Bunker Rise, Emyvalie Place, Dannemora Drive, Bard Place, Keenagh Rise, Mullagh Place, Gilnockie Close, Newinn Crescent, Hagen Close, Puma Drive, Nagle Place, Brailsford Court, Ko Lane, Newbliss Crescent, Magee Place, Nier Place, Moyrus Crescent, Claremont Way, Ardagh Place, Tolben Place, Monivea Place, Millisle Place, Botany Road, Athenry Place, Faldo Drive, Carniew Place, Eaglemont Drive, MacNean Drive, Castlemaine Close, Annagary Rise, Newry Close, Mellefont Close, Isaac Place, Moy Place, John Brooke Crescent, Fairfield Lane, Naul Place, Nephin Place, Trovare Place, Magilligan Close, Belsomet Place, Els Close, Howden Lane, Corta Bella Place Howick, Ravensdale Rise, Uldale Place, Keswick Close, Tarnica Road, Aspatria Place, Bowscale Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Arrathorne Place, Ambleside Drive, Bampton Rise, Kilimanjaro Drive, Fencotie Place, Tralee Terrace, Thirlmere Rise, Embleton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place Northpark; Ti Rakau Drive, Pakuranga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					North Park, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Willowbank Close, William Woods Court, Dunloy Place, Corrofin Drive, Walter Haddrell Crescent, Lilybank Crescent, Gilford Place, Redcastle Drive, Wando Lane, Sheddings Lane, Lamberg Close, Bernish Place, Ballyward Close, Glastry Close, Clavoy Place, Craigavon Drive, Banville Road, Adrigole Place, Verley Rise, Franshell Crescent, Shingleton Lane, East Tamaki Road, Belcoo Crescent, and Feeny Crescent, East Tamaki; Fermanagh Place, Point View Drive, Maureen Close, Sommet Place, Roxborough Place, Fortuna Place, Lavina Court, Alan John Place East Tamaki Heights, and Gracechurch Drive, Flat Bush; Eynsham Court, Penwood Close, Drumquin Rise, Michael Richard Place, Skye Road, Delmont Close, Lansell Drive, Burnaston Court, Hinckley Court, Westerham Drive, Fairbairn Place, Armstrong Farm Drive, Brooke Ridge Rise, Bejoy Rise, Owenbeg Rise, Kinmont Rise, Mangerton Lane, Point View Link, Navan Place Howick, Anaheim Boulevard, Santa Ana Drive, and Maldon Court, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Redcastle Drive, Feeny Crescent, Gransna Lane, Rialto Court, Middlefield Drive, Lilybank Crescent, Ardkeen Place, Kaseng Place, Carousel Crescent, Ballybay Road, Kelvin Hart Drive, Wayne Francis Drive, Quartley Place, Smales Road, Kilbaha Close, Shankill Place, Attymon Lane, Caltra Place, Anrath Close, Erne Crescent, Balrath Road, Wando Lane, Huntington Drive, Sayes Close, Srah Place, Guys Road, Sheddings Lane, Armoy Drive, Shrule Place, Brosna Place, Belcoo Crescent, Kellaway Drive, Dunloy Place, Corrofin Drive, Franshell Crescent, Clavoy Place, Campile Close, Gilford Place, St Leger Close, Snave Place, and Verley Rise, East Tamaki; Heyington Way and Point View Drive, East Tamaki Heights; Chapel Road, Flat Bush; Chapel Road, Kilkenny Drive, Armstrong Farm Drive, Conacher Close, Penwood Close, Pikao Place, Moyrus Crescent, Kilsyth Way, Owenbeg Rise, Inagh Close, Newbliss Crescent, Dunvegan Rise, Hinckley Court, Nephin Place, Dairyland Drive, Mullagh Place, Delmont Close, Balbriggan Rise, Dromora Close, Gilnockie Close, Burnaston Court, Navan Place, Drumquin Rise, Westerham Drive, Fairfield Lane, Fairbairn Place, Point View Link, Bejoy Rise, Skye Road, Limerick Place, Brailsford Court, John Brooke Crescent, Claremont Way, Brooke Ridge Rise, Ardagh Place, Lansell Drive, Annagary Rise, Isaac Place, Canonbie Place, Nad Place, Monivea Place, Ridgefield Lane, Keenagh Rise, Eaglemont Drive, and Mangerton Lane, Howick; Annalong Road, Mellick Place, Tralee Terrace, Kingsgate Place, Santa Ana Drive, Artesia Close, Maldon Court, Etwall Court, Napa Court, Anaheim Boulevard, and Bantry Court, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh		
FS84	Julien Leys	Oppose	873.279	Kāinga Ora	Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive,	Height	Residential Height - Technical Elements (storeys to height)
FS84	Julien Leys	Oppose	873.280	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of East Tamaki Heights and Dannemora. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Fermanagh Place, Maureen Close, Sommet Place, Point View Drive, and Lavina Court, East Tamaki Heights; Eynsham Court, Burnaston Court, Westerham Drive, Armstrong Farm Drive, Michael Richard Place, and Drumquin Rise Howick; Maldon Court, and Anaheim Boulevard, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.281	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Crosties Crescent, Heda Loop, Hirere Road, Lark Lane, Le Coz Road, Saleyard Road, Strachan Road, Whitford Park Road, Whitford-Maraetai Road, and Woodlanding Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.282	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 108 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Woodlanding Road, Strachan Road, Hirere Road, Heda Loop, Lark Lane, Saleyard Road, and Le Coz Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.283	Kāinga Ora	Apartment Buildings Zone in Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere, Mangere East and Favona. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Opawa Crescent, Favona; Ashmore Place, Austin Brave Place, Calthorp Close, Cullinan Avenue, Curlew Place, Cyclamen Road, Donnell Avenue, Fareti Place, Farnborough Crescent, Fatafehi Place, Hall Avenue, Jaylo Place, Kambalda Street, Kirkbride Road, Kohinoor Avenue, Koko Mews, Korimako Avenue, Lili Chen Way, Manston Road, Masters Place, McKenzie Road, Michelle Place, Miller Road, Naylors Drive, Outrigger Place, Plumley Crescent, Rehua Place, Stardon Place, Tapuwae Way, Tarata Crescent, Umu Place, Walmsley Road, and Westney Road, Mangere; Kapuka Road, Mountain Road, Peng Place, Toatoa Place, and Wallace Road, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Atiu Place, Borlase Lane, Burbridge Road, Cameo Court, Enuamanu Road, Gadsby Road, Harania Avenue, Langiola Drive, Regalwood Place, Royalpark Place, and Wakefield Road, Favona; Agar Place, Alderson Lane, Ansty Place, Ara Reti, Ari Lane, Ashgrove Road, Ashmore Place, Avro Place, Awhina Street, Bader Drive, Bede Place, Bingara Place, Calthorp Close, Cape Road, Caravelle Close, Ceasar Place, Cessna Crescent, Cessna Place, Chine Place, Chingford Close, Cinnamon Road, Comet Crescent, Convair Crescent, Cornwall Road, Corsair Crescent, Court Town Close, Curlew Place, Cyclamen Road, Deborah Place, Desford Place, Dole Place, Donnell Avenue, Duggan Avenue, Electra Place, Elmdon Street, Fairey Place, Fareti Place, Farnborough Crescent, Fatafehi Place, Forbury Place, Friesian Drive, Hall Avenue, Harriet Street, Harvard Place, Harwell Place, Heyford Close, Hinau Road, Humphreys Place, Idlewild Avenue, Ilford Crescent, Imrie Avenue, Jaylo Place, Jordan Road, Kambalda Street, Kanorau Place, Kaokao Lane, Kelburn Lane, Kemble Close, Kenton Lane, Killington Crescent, Kirkbride Road, Kitea Place, Kohinoor Avenue, Korimako Avenue, Lawford Place, Leeson Place, Lympne Lane, Manston Road, Mariner Street, Mascot Avenue, Massey Road, Masters Place, McKenzie Road, Mikasa Place, Miller Road, Molesworth Place, Morewood Lane, Naylors Drive, Nevis Place, Nicola Place, Norton Place, Norwalk Crescent, Novak Place, Orly Avenue, Orville Place, Otaimako Place, Paine Place, Pate Crescent, Peninsula Road, Pershore Place, Pito Place, Plumley Crescent, Prangley Avenue, Proctor Place, Pukaki Road, Purley Place, Retreat Drive, Reward Place, Richard Road, Robertson Road, Rock Daisy Crescent, Roy Douglas Place, Rush Place, Saybrook Place, Secoia Crescent, Shayla Place, Solent Street, Sperry Place, Stardon Place, Staverton Crescent, Tacon Place, Tagata Way, Tarata Crescent, Teo Lane, Thomas Road, Tidal Road, Tilberg Street, Tioro Lane, Tirau Place, Tranent Road, Tua Place, Tussock Avenue, Upwood Place, Valiant Street, Ventura Street, View Road, Vimy Place, Viscount Street, Walmsley Road, Watchfield Close, Wayne Drive, Welby Place, Westney Road, and Windrush Close,	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.284	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Zone in Mangere and Mangere East. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Idlewild Avenue, Kirkbride Road, McKenzie Road, and Imrie Avenue, Mangere, Wickman Way, Ashley Avenue, and Robertson Road, Mangere East]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.285	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Mangere East, Middlemore, and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bicknell Road Favona Archboyd Avenue, Blake Road, Celia Place, Haddon Street, Raglan Street, Skipton Street, Tennessee Avenue, Vine Street, and Wood Avenue, Mangere East; Baldwin Street, Beatty Street, Jane Cowie Avenue, and Jellicoe Street, Otahuhu; Lendenfeld Drive, and Malaspina Place, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Savill Drive, Favona; Cinnamon Road, Colin Street, Massey Road, Rock Daisy Crescent, Tidal Road, and Tussock Avenue, Mangere; Allen Street, Beryl Place, Bodmin Place, Buckland Road, Calvert Avenue, Carnac Place, Chadwick Crescent, Chaplin Street, Cheviot Street, Chisholm Place, Cleek Road, Courtenay Crescent, Daniel Avenue, Driver Road, Earlsworth Road, Eden Street, Ensor Place, Ewart Road, Ferguson Street, Ganges Avenue, Gardiner Grove, Geoffrey Place, George Street, Graeme Avenue, Gray Avenue, Hain Avenue, Hallberry Road, Hardie Street, Henwood Road, Hokianga Street, Jacqueline Place, James Street, John Street, Kairanga Street, Landon Avenue, Lavinia Crescent, Linnet Place, Lotus Lane, Malcolm Place, Massey Road, May Road, Mayflower Close, McBurney Place, Miami Street, Moffitt Place, Raglan Street, Robertson Road, Robyn Place, Rod Place, Rosella Road, Royton Avenue, Staines Avenue, Steven Street, Tennessee Avenue, Thompson Street, Tiari Place, Vine Street, Viola Avenue, Von Sturmer Street, Walter Street, Wedgwood Avenue, William Street, Winthrop Way, and Yates Road, Mangere East; Beatty Street, Chelsea Avenue, Cracroft Street, Great South Road, Jane Cowie Avenue, Jellicoe Street, Mangere Road, McDonald Place, Middlemore Road, Nelson Street, and Tamaki Avenue, Otahuhu; Ashlynne Avenue, Barrie Avenue, Buckland Road, Cambourne Road, Camden Place, Coates Road, Deepak Lane, Deering Place, Dewan Lane, Franklin Avenue, Glenmary Place, Gordon Road, Grange Road, Gray Avenue, Great South Road, Landon Avenue, Lansdown Avenue, Laureston Avenue, Lochinver Road, Malaspina Place, McCullough Avenue, McDonald Road, McLean Avenue, Middlemore Crescent, Milton Road, Nogat Avenue, Omana Road, Park Avenue, Peverill Crescent, Phoenix Place, Picton Street, Portage Road, Rangitoto Road, Rosebank Road, Ross Avenue, Shirley Road, Station Road, Swaffield Road, Trimmer Terrace, Troon Place, and Woolfield Road, Papatoetoe]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.286	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Savill Drive, Favona; Massey Road, Wickman Way, Rosella Road, Yates Road, Miami Street, Gray Avenue, and Graeme Avenue, Mangere East; Cracroft Street, Jellicoe Street, Great South Road, Mangere Road, Ngaio Street, and Nelson Street, Otahuhu; Swaffield Road, and Gray Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.287	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Building Zone in Papatoetoe. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.288	Kāinga Ora	Rezone the Coastal - Coastal Transition Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Middlemore. Refer to Appendix 2, Map 113 of the submission.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.289	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kimpton Road, and Stonex Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Crescent, Ashton Avenue, Bairds Road, Berrett Place, Blampied Road, Bolton Place, Bond Street, Capstick Road, Carey Place, Clarkson Crescent, Clayton Avenue, Clyde Road, Cobham Crescent, Cooper Crescent, Cosmo Place, Craig Place, Crown Crescent, Dairy Road, Dawson Road, Doughty Place, East Tamaki Road, Edward Avenue, Eileen Lane, Everitt Road, Ferguson Road, Fisher Crescent, Flat Bush Road, Flinders Place, Franich Street, Franklyne Road, Garrett Place, Grant Avenue, Grundy Place, Gubb Place, Hamill Road, Harwood Crescent, Haumia Way, Hills Road, Johnstones Road, Largo Lane, Lawrence Place, Leslie Place, Lester Lane, Nola Crescent, Otara Road, Palermo Place, Pearl Baker Drive, Preston Road, Ravenna Way, Ross Avenue, Springs Road, Stainton Place, Tate Place, Terry Place, Tindall Crescent, Tosca Place, Valder Avenue, Velvet Crescent, Waipapa Crescent, Whitley Crescent, and Williams Crescent, Otara; Alexander Avenue, Allenby Road, Avis Avenue, Bernard Street, Birdwood Avenue, Brooklyn Avenue, Carlie Street, Carruth Road, Caspar Road, Central Avenue, Cornwall Road, Dingwall Place, Dryden Avenue, East Tamaki Road, Esperanto Road, Fraser Road, Fyfe Avenue, Glen Avenue, Great South Road, Guide Place, Hamilton Road, Huia Road, Kakaho Way, Kimpton Road, Kolmar Road, Lloyd Avenue, Mangarata Avenue, Margan Avenue, Matawaka Lane, Matuhi Grove, Matuku Place, Morris Avenue, Motatau Road, Nicholson Avenue, Omana Road, Overton Road, Pamir Road, Parera Place, Parson Lane, Pembroke Street, Philip Street, Plymouth Place, Pukeko Place, Rangitoto Road, Regent Street, Scott Road, Sean Fitzpatrick Place, Shahkot Way, St George Street, Stonex Road, Sunnyside Crescent, Sutton Crescent, Tui Road, Tukutuku Lane, Victory Road, Warou Way, Warwick Avenue, Watson Place, Wentworth Avenue, Weston Avenue, Wilmay Avenue, and Wilmshurst Avenue, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.290	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Zone in Papatoetoe and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Everitt Road, East Tamaki Road, Pearl Baker Drive, Johnstones Road, Velvet Crescent, and Ashton Avenue, Otara; Great South Road, and Kimpton Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.291	Kāinga Ora	Insert Height Variation Controls of 18m, 29 and 37m for various residential zones in Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Awatere Street, Preston Road, Waimate Street, Piako Street, Clutha Crescent, Aria Place, Boundary Road, and Flat Bush Road, Otara, Pembroke Street, Caspar Road, Dennis Road, Bruce Place, Ranum Road, Tui Road, Pamir Road, Esperanto Road, Thorn Place, and Lloyd Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Omagh Avenue, Coronation Road, Weston Avenue, Kakaho Way, Wentworth Avenue, Margan Avenue, Rangitoto Road, St George Street, Norfolk Place, Kolmar Road, Dryden Avenue, Shirley Road, Wilmay Avenue, Coates Road, Paton Avenue, Oakland Avenue, Glen Avenue, Warwick Avenue, Shahkot Way, Dunnotar Road, Kingswood Road, Carruth Road, Central Avenue, Guide Place, and Detro Street, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Caspar Road, Lloyd Avenue, Pamir Road, Esperanto Road, Brooklyn Avenue, Dennis Road, Pembroke Street, and Thorn Place, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.292	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose - Māori Purpose Zone in Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Alexander Crescent, and Otara Road, Otara]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.293	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Chapel Downs, Donegal Park, Otara, Ormiston, Flatbush and Mission Heights. Refer to Appendix 2, Map 115 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Te Irirangi Drive, Clover Park; Accent Drive, Agapanthus Place, Alvre Place, Breon Place, Bushpark Place, Cambrian Crescent, Dione Place, Erica Road, Glasson Avenue, Hampervale Place, Heidi Crescent, Magnolia Place, Maypark Crescent, Middlefield Drive, Pertosa Drive, Savona Drive, Spenbrooke Road, and Wayne Francis Drive, East Tamaki; Ainwick Road, Amon Avenue, Argento Avenue, Arranmore Drive, Aster Place, Aviano Close, Ballindrait Drive, Baverstock Road, Beggs Way, Bezar Place, Birchlands Road, Blowers Place, Bowmore Close, Bridgefield Crescent, Broadhurst Road, Broberg Lane, Bronwylian Drive, Brookview Drive, Bruckless Drive, Cahir Place, Caldecote Place, Camith Close, Carrick Glen Avenue, Carrickdawson Drive, Cashmore Place, Chapel Road, Charlestown Drive, Citron Court, Clady Drive, Clomell Drive, Coachman Drive, Concepts Way, Conti Drive, Coolaghy Drive, Courtvale Place, Cousins Road, Creeve Place, Cyril French Drive, Danielle Place, Darion Drive, Dawson Road, Deerfield Place, Donegal Park Drive, Dowd Place, Dromoland Drive, Drumston Place, Dunkineely Road, Dunoon Close, Duntrune Road, Eastland Road, Edingale Court, Elwyn Close, Eric Rush Place, Eroni Clarke Close, Farmdale Court, Fernloche Place, Flat Bush School Road, Fong Road, Frank Bunce Grove, Friar Close, Geranium Avenue, Gerolds Place, Glen Osborne Terrace, Gortnest Place, Gracechurch Drive, Greenbrooke Drive, Gretton Court, Hansworth Place, Hawkley Close, Helianthus Avenue, Hikuawa Road, Howith Street, Hughs Way, Ian Jones Court, Janway Avenue, Jeffs Road, Jerpoint Drive, John Broad Place, Karson Place, Kawa Drive, Kensway Drive, Kerrykeel Drive, Kestev Drive, Kildare Road, Killarney Drive, Kira Road, Ksenia Drive, Listack Drive, Lorenzo Way, Louis Braille Lane, Malahide Drive, Manchester Drive, Mandival Avenue, Manning Rise, Marc Ellis Place, McCathie Drive, McKittrick Avenue, Medvale Avenue, Michael Jones Drive, Monique Place, Multose Drive, Murphys Road, Noble Court, Norwood Drive, Nuneaton Drive, Oakhurst Avenue, Oakville Avenue, Olga Road, Ormiston Road, Oswald Close, Pennygale Close, Plantation Avenue, Powercourt Drive, Quattro Avenue, Reno Way, Riviera Drive, Robin Brooke Drive, Rohi Place, Roseborough Place, Ruia Road, Sai Street, Sambrooke Crescent, Schoombie Drive, Seresin Crescent, Shandon Street, Shelby Lane, Silvana Drive, Silverwood Drive, Skelligs Drive, Slipper Avenue, Springside Drive, Stancombe Road, Stonebrooke Lane, Stornaway Drive, Sunglade Grove, Sunshine Lane, Sycamore Street, Thyme Court, Timmer Road, Tinturn Place, Titchmarsh Crescent, Tofane Lane, Tonu'U Court, Topland Drive, Tsar Court, Urney Drive, Valderama Drive, Vidiri Court, Villarosa Lane, Walter Little Way, Warren Way, Watersfield Place, Whetstone Road, Woodberry Drive, and Yulia Road, Flat Bush; Bahama Place, Belinda Avenue, Caserta Place, Dawson Road, Flat Bush Road, Jodie Place, Norrie Smith Avenue, Othello Drive, Penion Drive, Ravenna Way, Serai Place, Serenity Place, and Zelda Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.294	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Donegal Park. Refer to Appendix 2, Map 115. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Carrickdawson Drive, Castlebane Drive, Donegal Park Drive, Freshland Drive, Hikuawa Road, Ksenia Drive, Puruatanga Drive, Raumaota Road, and Repehina Road, Flat Bush]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.295	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at East Tamaki, Flat Bush, and Ormiston. Refer to Appendix 2, Map 115. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Te Irirangi Drive, Clover Park; Bishop Lenihan Place, Bishop Dunn Place, and Ormiston Road East Tamaki; Florence Carter Avenue, Chapel Road, Arranmore Drive, Murphys Road, and Te Irirangi Drive, Flat Bush]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.296	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Flat Bush and Ormiston. Refer to Appendix 2, Map 116 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jeffs Road, Seresin Crescent, Norwood Drive, Mandeville Avenue, and Silvana Drive, Flat Bush]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.297	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Kawakawa Bay. Refer to Appendix 2, Map 117. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clevedon Kawakawa Road, Kawakawa Bay Coast Road, and Kawakawa-Orere Road, Clevedon; Banks Road, Bertram Road, Clevedon Kawakawa Road, Cottonwood Place, Ferndale Drive, Karaka Road, Karawa Place, Mihaka Road, and Rautawa Place, Kawakawa Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.298	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Ihumātao. Refer to Appendix 2, Map 118. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Oruarangi Road, Mangere]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.299	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere. Refer to Appendix 2, Map 119 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chayward Place, Jaylo Place, Naylors Drive, Nga Waka Place, Shah Lane, Sid Place, and Waldos Way, Mangere.] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brunswick Rise, Cyclamen Road, Fitchburg Place, Peninsula Road, and Secoia Crescent, Mangere]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.300	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Puhinui and Paptoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Burrell Avenue, and Noel Burnside Road, Manukau Central; Alabaster Drive, Caringbah Drive, Claude Avenue, Ferndown Avenue, Heathberry Close, Hillside Road, Lismore Place, Narada Place, Olive Crescent, Puhinui Road, and Selfs Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alabaster Drive, Chestnut Road, Fenton Street, Ferndown Avenue, Gifford Road, Heathberry Close, Hillcrest Road, Hillside Road, Kenderdine Road, Komako Place, Margaret Road, Orona Way, Pah Road, Ramsey Street, Sabi Place, Sumner Street, Tutere Road, Vigo Place, and Wyllie Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.301	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pah Road, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.302	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Papatoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.303	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Puhinui, and Manukau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manukau, Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Plunket Avenue, Manukau Central; Atkinson Avenue, Ballance Avenue, Brett Avenue, Clendon Avenue, Freyberg Avenue, Puhinui Road, Ranfurly Road, Seddon Avenue, Stafford Avenue, and Tukutuku Lane, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Almay Place, Arden Court, Astral Place, Chamade Place, Charntay Avenue, Coty Place, Courant Place, Derrimore Heights, Diorella Drive, Espada Place, Eterna Place, Greenstone Place, Jontue Place, Juvena Place, Leila Place, Pulman Place, Sandrine Avenue, Sena Place, Seton Place, Shalimar Place, Sikkim Crescent, Te Irirangi Drive, Townley Place, and Ulay Place, Clover Park; Ancona Lane, Andover Way, Banksia Place, Boeing Place, Chieftain Rise, Everglade Drive, and Piper Place, Goodwood Heights; Amethyst Place, Birchlea Rise, Druces Road, Great South Road, Inverell Avenue, Ixia Place, Kerrs Road, Laurelia Place, Leith Court, Norman Spencer Drive, Plunket Avenue, Rata Vine Drive, Redoubt Road, Topaz Place, Trevor Hosken Drive, Wallson Crescent, and Wilisa Rise, Manukau Central; Boundary Road, Israel Avenue, Othello Drive, Preston Road, Rimini Place, and Vetori Place, Otara; Albert Road, Allenby Road, Avis Avenue, Birdwood Avenue, Bledisloe Street, Brooklyn Avenue, Buckingham Crescent, Carolyn Street, Carruth Road, Caspar Road, Edorvale Avenue, Elizabeth Avenue, Esperanto Road, Fairview Road, Fitzroy Street, Grande Vue Road, Grantham Road, Grayson Avenue, Great South Road, Hayward Road, Holden Place, King Street, Landscape Road, Mahon Place, Maunu Road, Papahou Lane, Papahou Lane Lane, Pembroke Street, Philip Street, Puhinui Road, Reagan Road, Regent Street, Rito Place, Tavistock Street, Thorn Place, Victoria Road, Windoma Circle, Winspear Place, and York Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Waipuhinui Way, Sun Orchid Avenue, Mahalo Avenue, Great South Road, Aperira Lane, Pacific Events Centre Drive, Coral Tree Avenue, and Laurelia Place, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin Place, Zircon Place, Taruna Lane, Inverell Avenue, Lambie Drive, Rara Lane, Clist Crescent, Wiri Station Road, Gladding Place, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.304	Kāinga Ora	Celadon Place, Manukau Central; Puhinui Road, Reagan Road, Pettit Place, Brooks Way, Fitzroy Street, Carruth Road, Carolyn Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Otara, Clover Park, and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Fairchild Avenue, and Boeing Place, Goodwood Heights; Iliad Place, Kerrs Road, Inverell Avenue, Trevor Hosken Drive, Amethyst Place, Redoubt Road, Druces Road, Topaz Place, and Ixia Place, Manukau Central; Vetori Place, Awatere Street, Rimini Place, Preston Road, Boundary Road, Waimate Street, Piako Street, Aria Place, Israel Avenue, Clutha Crescent, Iota Place, and Flat Bush Road, Otara; Caspar Road, Pamir Road, Thorn Place, Esperanto Road, and Pembroke Street, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.305	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin	Height	
					Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rata Vine, Goodwood Heights, Chapel Downs, Clover Park and Donegal Park. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aspiring Avenue, Charntay Avenue, Constance Place, Derrimore Heights, Diorella Drive, Eterna Place, Greenstone Place, Hollyford Drive, Kepler Place, Kylie Court, Leila Place, Libnai Avenue, Lowburn Place, Lyell Court, Mataura Place, Oreti Place, Rakaia Rise, Rochas Place, Rosewood Place, Rotoma Rise, San Martin Place, Santa Monica Place, Sentosa Place, and Te Irirangi Drive, Clover Park; Alta Terrace, Carrick Glen Avenue, Darnell Crescent, Dawson Road, Dillon Crescent, Dissmeyer Drive, Drumbeg Close, Glenlea Place, Hilltop Road, Innisowen Place, Lema Place, Liscooly Place, Matthews Road, Raphoe Road, Sidey Avenue, and Thomas Road, Flat Bush; Everglade Drive, Flamingo Court, Goodwood Drive, Kingsclere Place, and Palmetto Place, Goodwood Heights; Redoubt Road, Manukau Central; Boundary Road, Israel Avenue, Maytime Street, Othello Drive, Serrano Place, Treviso Place, and Zelda Avenue Otara]		
FS84	Julien Leys	Oppose	873.306	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.307	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Chapel Downs, Donegal Park and Flat Bush. Refer to Appendix 2, Map 122. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Aklander Rise, Annmarie Avenue, Ballyliffin Drive, Bunbeg Crescent, Bunlin Road, Canna Street, Carrick Glen Avenue, Carrickdawson Drive, Castlebane Drive, Charlestown Drive, Cloonlyon Drive, Cooladawson Drive, Donegal Park Drive, Downpatrick Drive, Drumaness Road, Drumbuoy Drive, Drumconnell Drive, Dunaff Place, Dungloe Avenue, Elevation Street, Greenan Drive, Gurtin Road, Hikuawa Road, Lavey Road, Lime Hill Rise, Long George Drive, Murphys Park Drive, Murphys Road, Pae Lane, Piki Street, Pukanui Avenue, Rakiraki Place, Repehina Road, Ripa Street, Rossbeg Lane, Salvia Lane, Tahere Road, Tannaghmore Drive, Teitei Rise, Thomas Road, Tir Conaill Avenue, and Tiro Street, Flat Bush; Redoubt Road, Manukau Central]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.308	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Rata Vine, Clover Park and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Dissmeyer Drive, and Thomas Road, Flat Bush; Mahalo Avenue, Pacific Events Centre Drive, and Great South Road Manukau Central, Othello Drive, Otara] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.309	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Redoubt Road, and Wilisa Rise, Manukau Central; Chieftain Rise, Boeing Place, Fairchild Avenue, De Havilland Drive, Piper Place, and Andover Way, Goodwood Heights] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Sikkim Crescent, Juvena Place, Monde Place, Rochas Place, Diorella Drive, and Derrimore Heights, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Wilisa Rise, and Redoubt Road, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.310	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Flat Bush. Refer to Appendix 2, Map 123. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Annemarie Ave, Redoubt Road, Long George Drive, Flat Bush.]	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.311	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Clevedon. Refer to Appendix 2, Map 124. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beckby Way, Benjamin Place, Clevedon Kawakawa Road, Hyde Road, Kaihuia Lane, Mark Williams Place, Monument Road, Munro Oak Lane, North Road, Nukuao Lane, Papakura-Clevedon Road, Te Rau Way, Thorps Quarry Road, Tuawa Lane, and Twilight Road, Clevedon]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.312	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Homai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park, Rowandale, Burbank, Homai, Wiri, Hillpark, Manurewa and Leabank. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Maplesden Drive, Robert Ross Place, and Robert Skelton Place, Clendon Park; Brouder Place, Sime Road, and Tampin Road, Hill Park; Adina Lane, Alicante Avenue, Begonia Place, Costar Place, Duin Lane, Enid Place, Fay Close, Great South Road, Isbister Lane, Manresa Close, McVilly Road, Paloma Court, Rata Vine Drive, Sagar Lane, and Totara Meadows Court, Manukau Central; Adams Road, Addington Avenue, Balfour Road, Bedlington Avenue, Beeston Crescent, Bettina Place, Bowater Place, Brent Place, Brentford Place, Browns Road, Buller Crescent, Burbank Avenue, Burundi Avenue, Cambridge Road, Clark Street, Claymore Street, Clendon Place, Coles Place, Coxhead Road, Dagenham Street, Deveron Road, Dreadon Road, Eddowes Street, Feasegate Street, Frances Street, Friedlanders Road, Frobisher Way, Funnell Place, Garth Place, Gibbs Road, Glennis Place, Gloucester Road, Great South Road, Halsey Road, Harrow Place, Heybridge Street, Hywell Place, Jellicoe Road, John Walker Drive, Jutland Road, Kent Road, Kern Place, Kerrydale Road, Kirton Crescent, Kita Road, Lomas Place, Lyndon Place, Maich Road, Maida Vale, Marr Road, Martin Road, Maungarua Lane, McKean Avenue, Montilla Place, Morrin Street, Mountfort Street, Naomi Place, Neems Place, Orams Road, Oxford Road, Poutini Place, Primrose Place, Rangataua Place, Romney Place, Roscommon Road, Rowandale Avenue, Russell Road, Ruth Street, Sealord Place, Sharland Avenue, Stella Place, Sturdee Road, Sunlands Drive, Surrey Street, Swallow Drive, Tamworth Close, Thompson Terrace, Ti Kouka Lane, Tui Crescent, Weymouth Road, William Avenue, and Wordsworth Road, Manurewa.]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.313	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zone in parts of Leabank, Manurewa, Homai, Wiri and Hillpark. Refer to Appendix 2, Map 128. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Laurelia Place, Manukau Central; Weymouth Road, Gloucester Road, Russell Road, Sharland Avenue, Great South Road, and Halsey Road, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.314	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Manurewa and Wiri. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Amethyst Place, Kerrs Road, and Trevor Hosken Drive, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Maich Road, Jellicoe Road, Russell Road, Weymouth Road, James Road, Percival Street, Corin Avenue, Frances Street, Great South Road, Buller Crescent, Dreadon Road, Coxhead Road, Kanga Lane, Rondorlyn Place, Lupton Road, Rosemary Lane, Halsey Road, Bowater Place, Clendon Place, Beatty Avenue, Kay Road, and Ruth Street, Manurewa] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Druces Road, Trevor Hosken Drive, Amethyst Place, Kerrs Road, Celadon Place, and Zircon Place, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.315	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillpark. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa, Hillpark, Manurewa East and Randwick Park. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Collie Street, David Avenue, Jill Place, Kahurangi Place, Lawrence Crescent, Lynmore Drive, Patricia Place, and Vista Place, Hill Park; Orams Road, Manurewa] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alfriston Road, Alfriston; Brouder Place, Collie Street, David Avenue, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Hill Road, Iorangi Place, Kahurangi Place, Kelvyn Grove, Lawrence Crescent, Lynmore Drive, Patricia Place, Rothery Road, Scenic Drive, Sime Road, Tampin Road, Tomlinson Street, and Walpole Avenue, Hill Park; Rata Vine Drive, Manukau Central; Alfriston Road, Arthur Road, Botanic View, Bowater Place, Bowen Street, Brough Road, Browning Street, Churchill Avenue, Claude Road, Ellen Street, Fleming Street, Great South Road, Hillcrest Grove, Hyde Street, Index Place, Knights Drive, Knox Road, McAnnalley Street, McDougall Street, Norm Pellow Drive, Orams Road, Puriri Road, Saralee Drive, Scotts Road, Short Street, Tui Crescent, and Whitbourne Heights, Manurewa; Magic Way, Shifnal Drive, Skelton Avenue, Sonterra Close, and Villino Place, Randwick Park; Hill Road, The Gardens]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.316	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Manurewa and Hillpark. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Grande Vue Road Hill Park, Myers Road, and Great South Road, Manurewa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.317	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park and Leabank. Refer to Appendix 2, Map 130 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Hatherley Place, Kennington Drive, Martha Lane, Palmers Road, Taitimu Drive, and Weymouth Road, Clendon Park; Albertson Place, Belleek Close, Bowater Place, Buller Crescent, Castlefinn Drive, Claymore Street, Coxhead Road, Friedlanders Road, Glenveagh Park Drive, John Walker Drive, Kita Road, Landette Road, Mountfort Street, Puriri Road, Rako Place, Tamworth Close, Thompson Terrace, and Weymouth Road, Manurewa; Damian Way, Leaver Place, Mahia Road, and Weymouth Road, Weymouth]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.318	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Takanini. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Conifer Grove, Waiata Shores, Leabank, Manurewa, Takanini, Addison, and Longford Park. Refer to Appendix 2, Map 131 [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, and Walter Strevens Drive Conifer Grove; Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, and Totara Road Manurewa; Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue, Takanini] inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, Walter Strevens Drive Conifer Grove, Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, Totara Road Manurewa, Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue Takanini]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.319	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Manurewa, Takanini and Waiata Shores. Refer to Appendix 2, Map 131. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Challen Close, Conifer Grove; Great South Road, Lovely Lane, Beaumonts Way, and Churchill Avenue, Manurewa; Manuroa Road, and Princess Street, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.320	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Buildings Zone in parts of Leabank and Manurewa. Refer to Appendix 2, Map 131 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Churchill Avenue, Puriri Road, Weymouth Road, Rogers Road, and Christmas Road, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.321	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Takanini, Addison, McLennan, and Papakura. Refer to Appendix 2, Map 132 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alliance Lane, Alma Crescent, Arimu Road, Artillery Drive, Battalion Drive, Courage Road, Dignity Street, Grove Road, Imjin Place, Maadi Place, Old Wairoa Road, Paretaiuru Crescent, Porchester Road, Shirley Avenue, Sunburst Street, Te Akitai Green, Te Aparangi Road, Troop Road, Turehu Road, Walsh Road, and Walters Road Papakura; Airfield Road, Arion Road, Braeburn Place, Bruce Pulman Drive, Calumet Way, Figaro Crescent, Glenburn Place, Hakawai Avenue, Kauri Drive, Kuaka Drive, Marengo Parkway, McGinty Street, Mohua Avenue, Peerless Avenue, Phar Lap Crescent, Pipipi Crescent, Poaka Avenue, Popokatea Drive, Porchester Road, Puweto Avenue, Reins Road, Ritchie Crescent, Rosarina Lane, Sires Parkway, Tete Lane, The Track, Tironui Road, Tironui Station Road East, Walters Road, Waterview Road East, Waterview Road West, Willow Camp Road, Windfola Parkway, and Zabeel Crescent, Takanini;	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.322	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Takanini and Ardmore. Refer to Appendix 2, Map 132. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Earlywood Road, Grandifolia Road, Hard Beech Street, Kakabeak Way, Kanono Road, Koroheke Road, Leatherwood Road, Pakaraka Drive, Silver Beech Street, Softwood Avenue, Toropapa Close, Twin Parks Rise Ardmore, Black Beech Crescent, Castlepoint Avenue, Hukihuki Drive, Sapwood Crescent, and Walters Road Takanini]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.323	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Takanini, Addison, McLennan and Papakura. Refer to Appendix 2, Map 132 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Minhas Road, Ardmore; Bunnythorpe Road, Cosgrave Road, Liberation Road, Battalion Drive, Alliance Lane, Grove Road, Riroriro Close, Clevedon Road, Yang Place, Paretaiuru Crescent, Command Lane, Fernaig Street, Courage Road, Hill Crescent, Saddleback Crescent, Old Wairoa Road, Sutton Crescent, Warbler Crescent, Parachute Crescent, Te Aparangi Road, Bellbird Street, Nagra Lane, Turehu Road, Swamp Kauri Grove, Walsh Road, Stitchbird Crescent, Corkill Place, Rice Crescent, Matheson Street, Dignity Street, Beardmore Lane, Valour Lane, Sunburst Street, Busing Avenue, and Recovery Road, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Te Aparangi Road, Old Wairoa Road, Grove Road, Alliance Lane, Shirley Avenue, Walsh Road, Alma Crescent, Arimu Road, Trentham Road, Artillery Drive, Dignity Street, Walters Road, Hill Crescent, Turehu Road, Sunburst Street, Courage Road, Maadi Place, Matheson Street, Te Akitai Green, Fernaig Street, Porchester Road, and Paretaiuru Crescent, Papakura, Tironui Road, Porchester Road, Glenburn Place, Waterview Road West, Tironui Station Road East, and Walters Road, Takanini] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Arimu Road, Artillery Drive, Great South Road, Porchester Road, Trentham Road, Old Wairoa Road, Brynbela Court, Imjin Place, Te Aparangi Road, Kukutai Lane, Tauarai Place, Waitaua Street, and Maadi Place, Papakura; Tironui Road, Waterview Road West, Porchester Road, and Waterview Road East, Takanini]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.324	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Ardmore. Refer to Appendix 2, Map 133 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Te Aramanu Crescent, Ardmore]	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	873.325	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in parts of Karaka Lakes, Karaka Harbourside, Pararekau Island, Bottletop Bay, Pahurehure and Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Karaka Lakes, Karaka Harbourside,Pahurehure, and Rosehill. Refer to Appendix 2, Map 135 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Acqua Place, Anchorage Drive, Brianna Place, Capriana Drive, Castellina Drive, Edgewater Drive, Fiorano Place, Francesco Drive, Harbourside Drive, Hingaia Road, Kaimanawa Road, Kuhanui Drive, Lake Drive, Lees Cove, Lombardia Way, Lusitano Drive, Milano Boulevard, Oakland Road, Ockhams Street, Pararekau Road, Pescara Point, Portofino Point, Rivoli Place, Silkwood Crescent, Toscana Drive, Turua Rise Hingaia, and Chichester Drive Papakura] inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Anchorage Drive, Bridgeview Road, Costa Viva Crescent, Fountain Avenue, Harbourside Drive, Hinau Road, Normanby Road, Pararekau Road, Pickaberry Avenue, Pohutukawa Place, Springcrest Drive, and Trecarne Street Hingaia; Barnhill Crescent, Beach Road, Bexley Place, Bothwell Place, Cliff Road, Cricklewood Street, Dumas Place, Elliot Street, Freelance Terrace, Gills Avenue, Lakeside Drive, Len Garlick Place, Mill End, Ray Small Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, The Lea, Westholm Way, Wilencote Place, Winslow Heights, and Youngs Road]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.326	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia. Refer to Appendix 2, Map 135. inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Derbyshire Lane, Fort Lincoln Loop, Hayfield Way, Hingaia Road, Melody Belle Street, Normanby Road, Oakland Road, and Tumu Road, Hingaia]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.327	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in Karaka Lakes, Karaka Harbourside and Pahurehure. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Hingaia Road, Harbourside Drive, and Pararekau Road, Hingaia] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.328	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Pahurehure and Rosehill. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Len Garlick Place, Rushgreen Avenue, Barnhill Crescent, Bexley Place, Dumas Place, Lakeside Drive, Erceg Way, Freelance Terrace, Westholm Way, Roselawn Lane, Elliot Street, Chichester Drive, Graham Tagg Close, Jim Rhind Place, Rosehill Drive, Wilencote Place, Beach Road, and Edinburgh Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Barnhill Crescent, Lakeside Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, Len Garlick Place, Cricklewood Street, Bexley Place, Westholm Way, The Lea, Elliot Street, Winslow Heights, Wilencote Place, Cliff Road, Youngs Road, Freelance Terrace, Ray Small Drive, Mill End, Bothwell Place, and Beach Road, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.329	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in Rosehill and Opaheke. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Archibald Lane, Bellfield Road, Chichester Drive, Farranfore Road, Greenhaven Avenue, Keryn Place, Orchard Rise, Royston Street, Selwyn Downs Lane, Woodstock Lane, and Yarrow Lane Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albion Place, Alma Crescent, Argyle Avenue, Arthur Place, Bates Street, Beach Road, Boundary Road, Bunnythorpe Road, Butterworth Avenue, Callis Avenue, Calvert Street, Cameron Street, Campbell Place, Clark Road, Clevedon Road, Coles Crescent, Cotton Place, Don Street, Edmund Hillary Avenue, Elizabeth Street, Elliot Street, Fairview Avenue, Gaylands Place, George Street, Gills Avenue, Great South Road, Greenhaven Avenue, Grove Road, Halberg Street, Hanover Place, Hill Crescent, Hunua Road, James Place, Joyce Street, Kelvin Road, King Street, Manse Road, Marne Road, McCall Place, Montana Place, Old Wairoa Road, Olympic Place, Opaheke Road, Orion Street, Osborne Place, Panahi Lane, Queen Street, Rangimarie Close, Ray Small Drive, Rembrandt Place, Resolute Way, Rhonda Place, Rollerson Street, Rosehill Drive, Ross Place, Royston Street, Salas Place, Scott Road, Settlement Road, Sheehan Avenue, Shirley Avenue, Short Street, Smiths Avenue, Snowden Place, Tasman Drive, The Spinney, Vanni Lane, Viola Place, Wharf Street, Willis Road, Winslow Heights, and Wood Street, Papakura]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.330	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse Road, Queen Street, East Street, Porchester Road, Sunshine Place, Wharf Street, Korakora Lane, The Spinney, Beach Road, Wood Street, View Road, Menary Street, Clevedon Road, West Street, Settlement Road, Trentham Road, Grove Road, Nelson Street, King Street, Scott Road, Brynbela Court, Imjin Place, Opaheke Road, Winslow Heights, Green Street, Coles Crescent, Halberg Street, McCall Place, Pratt Street, Olympic Place, Rushgreen Avenue, Short Street, Kukutai Lane, Alf Walker Place, Mossford Green, Tauarai Place, Waitaua Street, Margaret Street, Smiths Avenue, Laurie Avenue, Maadi Place, Butterworth Avenue, Rippleside Place, Mill End, and Pasla Close, Papakura, Waterview Road West, and Waterview Road East, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Orchard Rise, Dalkeith Place, Royston Street, Bunnythorpe Road, Boundary Road, Great South Road, Rollerson Street, Cosgrave Road, Fairview Avenue, Sutton Crescent, Clevedon Road, Yang Place, Kerry Place, Tatariki Street, Rosehill Drive, Taonui Street, Liddy Place, Settlement Road, Kelvin Road, Hill Crescent, Tasman Drive, Wilson Place, Old Wairoa Road, Rembrandt Place, Harper Street, Snowden Place, Bellfield Road, Sheehan Avenue, Lorelei Place, Gaylands Place, Old Villa Way, Chichester Drive, Polandson Place, Kavanagh Place, Grove Road, Salas Place, Greenhaven Avenue, Beach Road, Valentine Street, Nagra Lane, Leatham Crescent, Opaheke Road, Callis Avenue, McEntee Street, Erceg Way, Maurice Street, Dumas Place, Rice Crescent, Tautaiao Lane, Rhonda Place, Eastburn Street, George Street, Hazeldene Place, Cross Street, Bushlands Place, Sunnypark Avenue, Busing Avenue, Bexley Place, Edinburgh Avenue, Elliot Street, James Place, and President Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.331	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse	Height	
FS84	Julien Leys	Oppose	873.332	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Redhill (near Pukekiwiriki). Refer to Appendix 2, Map 137 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Gibbs Crescent and Margan Place Papakura]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.333	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Karaka. Refer to Appendix 2, Map 138 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Dyke Road and Linwood Road Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.334	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia, Karaka Lakes, and Drury. Refer to Appendix 2, Map 139 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hingaia Road, Towai Road, and Bayvista Drive, Hingaia]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.335	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia and Auranga. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Refer to Appendix 2, Map 139 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Fjord Way, Fort Lincoln Loop, Hingaia Road, Kaimanawa Road, Lusitano Drive, and Exmoor Road Karaka; and Bremner Road, Drury] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Burberry Road, Cronshaw Road, Enchantment Lane, Jesmond Road, Karihi Road, and Tributary Parade Drury]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.336	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hingaia and Drury. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chichester Drive, Joanne Place, and Park Estate Road, Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Cameron Place, Cross Street, Great South Road, Miro Street, Murray Street, Sutton Road, York Street, and Young Crescent, Drury]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.337	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Opaheke and Auranga. . Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Auranga. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ata Road, Kahui Parade, Tidal View Road, Waka Ama Road Drury] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ahunga Road, Auranga Drive, Better Way, Bremner Road, Faithful Drive, Fielding Road, Foreshore Lane, Great South Road, Huringa Road, Kaea Lane, Kahui Parade, Karihi Road, Noia Way, Rapoi Lane, Tiaki Lane, Tidal View Road, Tributary Parade, and Weri Road, Drury]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.338	Kāinga Ora	Insert a Height Variation control of 18m for residential zoning in parts of Opaheke. Refer to Appendix 2, Map 140 of the submission. Note that this is in an SHA precinct and therefore outside the urban environment. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Snowden Place, Bellfield Road, Lorelei Place, Rhonda Place, and Opaheke Road, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.339	Kāinga Ora	Rezone Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan changes 49 and 50 areas. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Fitzgerald Road, Kath Henry Lane, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.340	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.341	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 140 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.342	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Charles Miller Court, Crispe Road, Hosking Place, Leaming Place, Litchfield Place, Millen Place, Seaway Road, Stella Drive, Stevenson Road, Taihiki Road, Torkar Road, and Vela Place, Clarks Beach; Channel View Road, Clarks Beach Road, Keven Road, and Wharf Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.343	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Clarks Beach Road, Gertrude Cole Road, Kaitiaki Drive, Koiora Road, Korowhiti Road, Mutetai Road, Poutawa Lane, Ritetai Street, Uatoto Road, and Whata Street Pukekohe]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.344	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes:Buchanan Road, Capriole Crescent, Coach Road, Equus Lane, Kingseat Road, Linwood Road, Martingale Drive, and McRobbie Road, Papakura; Kingseat Road, and Martingale Drive, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.345	Kāinga Ora	Rezone parts of Business- Light Industry Zone as Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura; and Kingseat Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.346	Kāinga Ora	Rezone parts of Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.347	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Terrace Housing and Apartment Buildings Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.348	Kāinga Ora	Rezone - Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Residential Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission [inferred: proposes to rezone some or all of the properties in these streets from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Oira Road Drury].	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	873.349	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.350	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road and Jesmond Road, Drury]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.351	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road, Drury]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.352	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone and to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cossey Road, Drury Hills Road, Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.353	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Waihoehoe Road, and Fitzgerald Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.354	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 144 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.355	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Harrison Road, Maketu Road, and Quarry Road, Drury]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.356	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 145 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.357	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes:Dame Nganeko Minhinnick Drive, Glenbrook Beach Road, McLarin Road, Nola Avenue, Okohaka Avenue, Okoreka Road, Omahuru Road, Opouatu Avenue, Orawahi Road, Otohikawa Avenue, Papaka Avenue, Rere Awa Road, Tahuna Minhinnick Drive, Waikohi Avenue, Waimiri Road, Whareono Road, Wheriko Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.358	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beach Road, Cliff Lane, First Avenue, Fleet Street, Glenbrook Beach Road, McLarin Road, Ronald Avenue, Second Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	873.359	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 147. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buddle Road, Fetter Lane, Heaphy Lane, Jonah Lomu Drive, Lauti Lane, Paerata Road, Puhitahi Hill Road, Rosslands Avenue, Routeburn Lane, School House Road, Simmonds House Road, Stanton House Road, Tabernacle Street, Te Paea Avenue, Walter Lawry Road, Wesleyan Street, and Winstone House Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.360	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 148. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Sim Road, Papakura; Paerata Road, Puhitahi Hill Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.361	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 149 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Ramarama Road, Roslyn Farm Street, Sierra Way, Steppe Drive, Talus Drive, and Waharau Lane, Drury]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.362	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 150. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Miromiro Lane, Ramarama Road, and Steppe Drive, Drury]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.363	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Patumahoe. Refer to Appendix 2, Map 151. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clive Howe Road, Darnika Way, Mareretu Avenue, Mirabell Place, Searle Drive, and Vivien Place Patumahoe; Abernethy Way, Carter Road, Clive Howe Road, Day Road, Fletcher Lane, Henry Lane, Kerr Crescent, Kingseat Road, Lusk Way, Mahoe Glade, Mauku Road, Membery Lane, Pamela Christine Road, Patu Way, Patumahoe Road, Syme Rise, Tavarnya Way, Trevor McMiken Drive, and Woodhouse Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.364	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Paerata Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.365	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Crown Road,and Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.366	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Refer to Appendix 2, Map 153 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Zone, includes: Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.367	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 155 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Beatty Road, Cloverlea Place, Green Lane, Helvetia Road, Holland Street, McShane Street, Ranchod Terrace, Tasman Street, Ward Street, and Wellington Street, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beatty Road, Churchill Street, Coronation Avenue, Eden Place, Fairfield Street, Fausett Avenue, Freyberg Crescent, Garden Terrace, Harris Street, Helvetia Road, Hooper Avenue, Kennelly Crescent, Landscape Road, McShane Street, Moloney Terrace, Montgomery Avenue, Paterson Avenue, Princes Street, Victoria Street, Victoria Street West, Wellington Street, and West Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.368	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Pukekohe. Refer to Appendix 2 Map 155 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.369	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 156. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Ashby Place, Cooper Street, Crisp Avenue, Isabella Drive, Lochview, Paerata Road, Ward Street, and Wellington Street Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alamein Place, Blair Avenue, Bledisloe Court, Cardiff Street, Carlton Road, Childs Avenue, Collie Road, Cromwell Place, Danden Way, Dublin Street, East Street, Edinburgh Street, Edwards Court, Evans Court, Glasgow Road, Grierson Place, Hogan Street, John Street, Kennelly Crescent, Kiwi Place, Kowhai Place, Lawrie Avenue, Len Brown Place, Mason Avenue, Morrow Terrace, Nelson Street, Notre Dame Court, Parvin Place, Princes Street, Prospect Terrace, Queen Street, Reidy Place, Ridgeway Road, Russell Avenue, Seddon Street, The Glade North, The Glade South, Tom Keven Way, Totara Place, Turner Place, Valley Road, and Wellington Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.370	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Pukekohe. Refer to Appendix 2 Map 156 [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.371	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Waiuku. Refer to Appendix 2, Map 158. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cherry Place, Elsie Drive, Glennron Lane, Godwit Place, Harbour Crest Drive, Heron Place, Kauri Drive, Koromiko Place, Kowhai Place, Racecourse Road, Rangiwhea Road, Sandspit Road, Shanley Crescent, and Tui Place, Waiuku]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.372	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 160. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Catherine McLean Road, Cloverlea Place, Green Lane, Jackson Place, Rowles Road, Sunset Drive, and Wai Shing Place, Pukekohe]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.373	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 161. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cooper Street, Henry Curd Terrace, Kitchener Road, Lieshout Way, O'Connor Drive, Queen Street, Thomas Moore Place, and Trevors Place Pukekohe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.374	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Waiuku. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waiuku. Refer to Appendix 2, Map 162. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Bayview Drive, Breaker Grove, Edgewater Parade, Huia Street, Modello Lane, Ripple Grove, Rossiter Avenue, Totara Street, Tui Place, and Waimanawa Lane, Waiuku] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Azalea Place, Breaker Grove, Brights Road, Churchill Terrace, Civic Place, Constable Road, Domain Street, Edgewater Parade, France Street, George Street, Howden Street, Kent Street, King Street, Kirk Street, Kitchener Road, Magnolia Drive, Martyn Street, Meachen Terrace, Mellsop Avenue, Modello Lane, Norfolk Rise, O'Sullivan Place, Owens Road, Paapaka Way, Pouate Way, Queen Street, Ripple Grove, Rossiter Avenue, Te Paahi Avenue, Trosk Place, Valley Road, Victoria Avenue, and View Road, Waiuku]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	873.375	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Waiuku. Refer to Appendix 2 Map 162 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.376	Kāinga Ora	Delete the Parkfield Terrace Historic Heritage Area qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	873.377	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Overlay. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	873.378	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.379	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Albany Heights, Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Living Stream Road, Joy Street, Waka Street, Philadelphia Avenue, and Gills Road, Albany Heights; Mulgan Way, St Clair Place, East Coast Road, and Gretna Green Browns Bay; Tekapo Rise, Travis View Drive, Bintulu Place, Hornbill Drive, Ilam Lane, Para Close, Mulu Place, Fairview Avenue, Borneo Drive, Richard Hill Close, Mackwell Road, Baker Street, Springvale Drive, Trotting Terrace, Meharg Place, Stubbs Place, Rising Parade, Lambir Place, Ohau Court, Hilton Close, Catlins Place, Taurikura Way, Namsan Close, Lonely Track Road, Countryside Way, and Oteha Valley Road, Fairview Heights; East Coast Road Northcross; Nimstedt Avenue, East Coast Road, Northcross Drive, Ponderosa Drive, Marbella Crescent, and Andersons Road, Oteha.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.380	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various residential zones in parts of Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.381	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43m for various residential zones in parts of Albany, Oteha, Pinehill, and Browns Bay. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rutgers Place, Bush Road, Amherst Place, Rosedale Road, Northwood Avenue, Columbia Place, Brigham Young Drive, Darimouth Place, Red Shed Lane, Clemow's Lane, and Kristin Lane Albany; Living Stream Road, Joy Street, Waka Street, Gold Street, Philadelphia Avenue, and Gills Road Albany Heights; Naviti Place, Langana Avenue, Mulgan Way, East Coast Road, Falstone Lane, Oaktree Avenue, Eastwood Rise, Gretna Green, St Clair Place, Palliser Lane, Serrata Place, Weetman Drive, and Redwing Street, Browns Bay; East Coast Road, Ponderosa Drive, and Margaret Henry Crescent, Oteha; East Coast Road, Andara Close, and Kilkelly Avenue, Pinehill; Opal Close, and Stonedge Lane, Rosedale] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.382	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 051 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, and Hobsonville Road, Hobsonville]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	873.383	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.384	Kāinga Ora	Provide a mechanism flagging how future plan change processes will be undertaken for future planned rapid transit.	Plan making and procedural	General
FS84	Julien Leys	Oppose	873.385	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Apirana Avenue, St Johns; St Heliers Bay Road, St Heliers; Lintaine Place, Potiki Place, Apirana Avenue, and Castledine Crescent, Glen Innes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	873.386	Kāinga Ora	Rezone Residential - Single House Zone and Residential-Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 067. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Birdwood Road, and Yelash Road, Massey, Birdwood Road, Crows Road, William Calvert Drive, Kauri Gum Road, Lumber Rise, Kate Duncan Drive, Barrel Crescent, Joseph Kokich Avenue, and Patrick Rice Drive, Swanson]	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	873.387	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Melling Street, Epping Street, Farringdon Street, Eastview Road, Apirana Avenue, Torrington Crescent, Heatherbank Street, Line Road, Castledine Crescent, Potiki Place, Greenway Place, Hurstwood Place, Merfield Street, Radcliffe Street, Marino Place, West Tamaki Road, Skippy Patuwai Lane, Weybridge Crescent, Cintra Place, Delemere Place, and Lintaine Place Glen Innes; and Apirana Avenue St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	894.1	Independent Māori Statutory Board	The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities	Plan making and procedural	General
FS84	Julien Leys	Oppose	894.2	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78	Qualifying Matters A-I	Appropriateness of QMs (A-I)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	894.3	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	894.4	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D21 Sites and Places of significance to Mana Whenua	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS84	Julien Leys	Oppose	894.5	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to a matter required to give effect to Waitākere Ranges Heritage Area Act 2008: D12 Waitākere Ranges Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	894.6	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Qualifying Matters Other	Appropriateness of QMs (Other)
FS84	Julien Leys	Oppose	894.7	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS84	Julien Leys	Oppose	894.8	Independent Māori Statutory Board	The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	894.9	Independent Māori Statutory Board	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.1	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.2	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	897.3	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	897.4	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	897.5	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Otara as Mixed Housing Urban.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.6	Catholic Diocese of Auckland	Approve the THAB zoning of 419 Great North Road, Grey Lynn.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.7	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	897.8	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	897.9	Catholic Diocese of Auckland	Rezone part of 82-84 Kelmarna Avenue, Herne Bay to Mixed Housing Urban. Refer to Attachment A, page 7 for details.	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.10	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 35 Akoranga Drive, Northcote.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.11	Catholic Diocese of Auckland	Approve the Business - Mixed Use zoning of 180-182 and 184 Centreway Road, Orewa and surrounding Business - Mixed Use properties.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.12	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.13	Catholic Diocese of Auckland	Seek the re-zoning of both properties at 12 Otara Road, Otara to THAB from Special Purpose - School Zone.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.14	Catholic Diocese of Auckland	Approve Business - Town Centre zoning of 212-244 Parnell Road, Parnell.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.15	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Centres - NPS-UD Policy 3d response	Parnell Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.16	Catholic Diocese of Auckland	Delete the SCAB - Parnell overlay or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS84	Julien Leys	Oppose	897.17	Catholic Diocese of Auckland	Approve THAB zoning of 14, 16 and 22-24 Vermont Street, Ponsonby.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.18	Catholic Diocese of Auckland	Approve deletion of SCAR overlay as applied to 14, 16 and 22-24 Vermont Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Business - support property/are a in SCAB as notified
FS84	Julien Leys	Oppose	897.19	Catholic Diocese of Auckland	Extend City Centre Walkable Catchment to include 14, 16 and 22-24 Vermont Street, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Oppose	897.20	Catholic Diocese of Auckland	Approve the zoning of 43-59 St Mary's Road, Ponsonby.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.21	Catholic Diocese of Auckland	Approve inclusion of 43-59 St Mary's Road, Ponsonby in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.22	Catholic Diocese of Auckland	Delete the SCAR overlay from the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby. Refer to Attachment A, page 9 for more details.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	897.23	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.24	Catholic Diocese of Auckland	Rezone 139 Airfield Road, Takanini to MHU.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.25	Catholic Diocese of Auckland	Rezone 3-7 Karaka Street, Takapuna to Business - Mixed Use.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.26	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Akoranga
FS84	Julien Leys	Oppose	897.27	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Smales Farm
FS84	Julien Leys	Oppose	897.28	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS84	Julien Leys	Oppose	897.29	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	897.30	Catholic Diocese of Auckland	Approve zoning of 8 Dominion Street, Takapuna.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.31	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Akoranga RTN Walkable Catchment.	Walkable Catchments	WC RTN Akoranga
FS84	Julien Leys	Oppose	897.32	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Takapuna Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS84	Julien Leys	Oppose	897.33	Catholic Diocese of Auckland	Approve inclusion of 29 Rathgar Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.34	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.35	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street, Blockhouse Bay to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.36	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.37	Catholic Diocese of Auckland	Rezone part of 8-12 and 14 Lavelle Road, Henderson to THAB. Refer to Attachment A, page 11 for details.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.38	Catholic Diocese of Auckland	Approve inclusion of 8-12 and 14 Lavelle Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS84	Julien Leys	Oppose	897.39	Catholic Diocese of Auckland	Rezone part of 14S Oakridge Way, Northpark to MHU.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.40	Catholic Diocese of Auckland	Rezone 16 Brenton Place, Ōrākei to THAB.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.41	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.42	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	897.43	Catholic Diocese of Auckland	Rezone part of 19 Sunset View Road, Panmure to THAB. Refer to Attachment A, pages 12-13 for further details.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.44	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Centres - NPS-UD Policy 3d response	Panmure Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.45	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.46	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205, Silverdale to THAB.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	897.47	Catholic Diocese of Auckland	Approve the zoning of 198 Beach Haven Road, Beach Haven.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.48	Catholic Diocese of Auckland	Approve the zoning of 8 Finchley Road, Torbay.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.49	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Clover Park.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.50	Catholic Diocese of Auckland	Approve the Business -Town Centre zoning of 7 Glendale Road, Glen Eden.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.51	Catholic Diocese of Auckland	Approve inclusion of 7 Glendale Road, Glen Eden in Glen Eden RTN Walkable Catchment.	Walkable Catchments	WC RTN Glen Eden
FS84	Julien Leys	Oppose	897.52	Catholic Diocese of Auckland	Retain 27m HVC for 7 Glendale Road, Glen Eden.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	897.53	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 510 Riddell Road, St Heliers.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.54	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 336 Wairau Road, Glenfield.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.55	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 10 Wickman Way, Mangere East.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.56	Catholic Diocese of Auckland	Approve the zoning of 8 Motutapu Avenue, Manly.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.57	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 162 Waimumu Road, Massey.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.58	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 2 Shakespeare Road, Milford.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.59	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.60	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 27 Bailey Road, Mount Wellington.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.61	Catholic Diocese of Auckland	Approve the inclusion of 1 St Benedicts Street, Newton in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.62	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	897.63	Catholic Diocese of Auckland	Delete the SCAB overlay - Business Upper Symonds Street from 1 St Benedicts Street, Newton and upper Symonds Street or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS84	Julien Leys	Oppose	897.64	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 133 Seddon Street, Pukekohe.	Plan making and procedural	Special Character Business - remove property/area from SCAB
FS84	Julien Leys	Oppose	897.65	Catholic Diocese of Auckland	Approve the zoning of 461 Swanson Road, Ranui.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.66	Catholic Diocese of Auckland	Approve inclusion of 461 Swanson Road, Ranui in Rānui RTN Walkable Catchment.	Walkable Catchments	WC RTN Rānui
FS84	Julien Leys	Oppose	897.67	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 94 Taikata Road, Te Atatu Peninsula.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.68	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 24 Domain Street, Waiuku.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.69	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 14 Percy Street, Warkworth.	Plan making and procedural	General
FS84	Julien Leys	Oppose	897.70	Catholic Diocese of Auckland	Retain the proposed change to H29.6.2 (Building height).	Other Zones provisions	H29 Special Purpose - School Zone
FS84	Julien Leys	Oppose	897.71	Catholic Diocese of Auckland	Amend H29.6.6 (Height in relation to boundary) to allow for the height in relation to boundary control in adjoining zones to apply to a Special Purpose - School Zone site boundary. Refer to Attachment A, page 19 for details.	Other Zones provisions	H29 Special Purpose - School Zone
FS84	Julien Leys	Oppose	897.72	Catholic Diocese of Auckland	Retain the proposed change to H30.6.1 (Building height).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone

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FS84	Julien Leys	Oppose	897.73	Catholic Diocese of Auckland	Retain the proposed changes to H30.6.4 (Height in relation to boundary).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS84	Julien Leys	Oppose	897.74	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.75	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.76	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS84	Julien Leys	Oppose	897.77	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.78	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.79	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS84	Julien Leys	Oppose	897.80	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS84	Julien Leys	Oppose	897.81	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.82	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS84	Julien Leys	Oppose	897.83	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.84	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.85	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	Metropolitan Centre WC Intensificatio n response
FS84	Julien Leys	Oppose	897.86	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	RTN WC Intensificatio n response
FS84	Julien Leys	Oppose	897.87	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.88	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS84	Julien Leys	Oppose	897.89	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street adjoining THAB zoned sites extending from Blockhouse Bay Local Centre to THAB. Refer to Attachment A, page 10 for details	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS84	Julien Leys	Oppose	897.90	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10- 11 for details	Walkable Catchments	WC RTN Glen Innes
FS84	Julien Leys	Oppose	897.91	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details	Centres - NPS-UD Policy 3d response	Glen Innes Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.92	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB. Refer to Attachment A, page 12 for details	Centres - NPS-UD Policy 3d response	Ōtāhuhu Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.93	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Centres - NPS-UD Policy 3d response	Pakuranga Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.94	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Walkable Catchments	WC RTN Panmure
FS84	Julien Leys	Oppose	897.95	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.96	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Pt Chevalier Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.97	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205 adjacent to Silverdale Town Centre to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS84	Julien Leys	Oppose	897.98	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	897.99	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.100	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	897.101	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	897.102	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS84	Julien Leys	Oppose	897.103	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Special Character Business - transitions/h eight next to SCAB
FS84	Julien Leys	Oppose	934.1	John Mackay	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/are a from SCAR
FS84	Julien Leys	Oppose	934.2	John Mackay	Amend and reduce the number of SCA Business in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS84	Julien Leys	Oppose	934.3	John Mackay	Amend and increase the number of streets within SCAR in suburban areas so that areas around centres are incentivised to intensify.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS84	Julien Leys	Oppose	934.4	John Mackay	Amend the criteria for determining SCA so that they reflect the whole street character rather than focussing on heritage integrity of individual houses.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	934.5	John Mackay	Amend the SCA application to follow rear boundaries rather than along streets because it the street as a whole that gives it value and perceived character.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Oppose	934.6	John Mackay	Add and recognise walls, hedges, spacious lots and trees as further elements which give special character to SCAR.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Oppose	934.7	John Mackay	Amend and shorted the text of AUP Chapter D18 (Special Character Area Overlay) so that it is intelligible, less internally contradictory and less focussed on exposition of different housing styles.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	934.8	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) so that resource consent can be triggered by other specific aspects of character, not only by new buildings, alteration, demolition and additions.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	934.9	John Mackay	Add explicit bulk and location provisions rather than leaving the interpretation to subjective interpretation where SCAB are retained in centres.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	934.10	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Residential is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	934.11	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Business is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	934.12	John Mackay	Amend and maximise the use of QMs to ensure that MDRS intensification is only enabled close to centres, and that it caters for people who are demographically under-provided by existing housing stock.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS84	Julien Leys	Oppose	938.1	New Zealand Housing Foundation	Retain proposed wording in C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	938.2	New Zealand Housing Foundation	Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5-D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.3	New Zealand Housing Foundation	Add following wording into Chapter G,G.2 Walkable Catchments plan text: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	938.4	New Zealand Housing Foundation	Amend the extent of walkable catchments to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS84	Julien Leys	Oppose	938.5	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	938.6	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	938.7	New Zealand Housing Foundation	Retain the revised wording of Objective H5.2(1)	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.8	New Zealand Housing Foundation	Retain the existing wording of Objective H5.2(3).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.9	New Zealand Housing Foundation	Delete the proposed wording or reword to replace reference to high-quality built environment in Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.10	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.11	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.12	New Zealand Housing Foundation	Delete Objective H5.2(10) or amended to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.13	New Zealand Housing Foundation	Amend Policy H5.3(6A) to be more effective in achieving MDRS outcomes. Refer to full submission for details of proposed plan text.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.14	New Zealand Housing Foundation	Delete the proposed wording for Policy H5.3(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.15	New Zealand Housing Foundation	Delete Policy H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.16	New Zealand Housing Foundation	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS84	Julien Leys	Oppose	938.17	New Zealand Housing Foundation	Delete Policy H5.3(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	938.18	New Zealand Housing Foundation	Amend H5.4.1(A1) to discretionary activity status.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	938.19	New Zealand Housing Foundation	Delete Activity H5.4.1(A2A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	938.20	New Zealand Housing Foundation	Delete Activity H5.4.1(A2B) and (A33B)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	938.21	New Zealand Housing Foundation	Delete all standards to be complied with by activities in Table H5.4.1 not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	938.22	New Zealand Housing Foundation	Delete all standards assessed with Activity H5.4.1(A4) not identified within MDRS - specifically: delete the infrastructure, deep soil area and tree canopy, safety and privacy buffer, residential waste management standards.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	938.23	New Zealand Housing Foundation	Delete all standards to be complied with not identified within MDRS for preclusion of notification in H5.5(5).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	938.24	New Zealand Housing Foundation	Delete H5.5(6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	938.25	New Zealand Housing Foundation	Delete Standards H5.6(3B).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.26	New Zealand Housing Foundation	Delete Standards H5.6(3C).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.27	New Zealand Housing Foundation	Delete 'privacy' and retain existing purpose Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.28	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.29	New Zealand Housing Foundation	Reinsert the minor protrusions for Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.30	New Zealand Housing Foundation	Amend Standard H5.6.9 to maximum impervious area must not exceed 70 per cent of site area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.31	New Zealand Housing Foundation	Delete the additional wording in Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.32	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.33	New Zealand Housing Foundation	Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.34	New Zealand Housing Foundation	Amend Standard H5.6.11 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.35	New Zealand Housing Foundation	Amend Standard H5.6.12 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.36	New Zealand Housing Foundation	Delete Standard H5.6.13.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.37	New Zealand Housing Foundation	Amend Standard H5.6.14 and its statement of purpose to match the MDRS standard and delete the communal outdoor living space requirements in H5.6.14(4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.38	New Zealand Housing Foundation	Delete Standard H5.6.18 (2) and rely on MDRS wording.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.39	New Zealand Housing Foundation	Delete Standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.40	New Zealand Housing Foundation	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.41	New Zealand Housing Foundation	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	938.42	New Zealand Housing Foundation	Delete proposed new SEA assessment criteria for controlled activities H5.7. 1 (1)(a)(b) and H5.7.2 (1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.43	New Zealand Housing Foundation	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.44	New Zealand Housing Foundation	Delete new matters of discretion/assessment criteria in H5.8.1 (2) (ia) and (ib) about deep soil, interfaces with identified special character and heritage, and upgrades to the road network. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.45	New Zealand Housing Foundation	Amend proposed wording in H5.8.1(3) to assess only additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.46	New Zealand Housing Foundation	Delete proposed new assessment criteria in H5.8.1(6) and H5.8.1(7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.47	New Zealand Housing Foundation	Retain deletion of 'intensity' from H5.8.2(1)(b) as notified. Delete 'intensity' from H.5.8.1(b)(i) and delete H5.8.2(1)(f).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.48	New Zealand Housing Foundation	Delete assessment criteria in H5.8.2(2) on deep soils, communal open space, road network pedestrian safety, special character areas and scheduled historic heritage places. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.49	New Zealand Housing Foundation	Delete the assessment criteria in H5.8.2(3)(I) relating to pedestrian safety on adjoining roads. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.50	New Zealand Housing Foundation	Amend H5.8.2(4)(iii) to assess height only in terms of additional height over and above the zone standard. Refer to full submissions for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.51	New Zealand Housing Foundation	Amend H5.8.2(6) to assess Height in Relation to Boundary only where it exceeds the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.52	New Zealand Housing Foundation	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.53	New Zealand Housing Foundation	Delete H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.54	New Zealand Housing Foundation	Amend H5.8.2(15) to remove reference to communal space and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.55	New Zealand Housing Foundation	Amend H5.8.2(15A) to delete 'and private vehicle and pedestrian accessways' and 'and/or accessways'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.56	New Zealand Housing Foundation	Delete H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.57	New Zealand Housing Foundation	Delete H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.58	New Zealand Housing Foundation	Delete H5.8.2(20) and move necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.59	New Zealand Housing Foundation	Delete H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.60	New Zealand Housing Foundation	Delete H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.61	New Zealand Housing Foundation	Delete H5.9(1)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.62	New Zealand Housing Foundation	Delete H5.9(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.63	New Zealand Housing Foundation	Amend to clarify that H5.9(3) is only related to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	938.64	New Zealand Housing Foundation	Amend zone description in H6.1 enabling additional height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.65	New Zealand Housing Foundation	Amend Objective H6.2(B1) to include provision for: a variety of housing types, accessibility to public transport, and additional building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.66	New Zealand Housing Foundation	Delete H6.2(1A) or amend it be deleting 'while also achieving a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.67	New Zealand Housing Foundation	Amend Objective H6.2(2) to provide additional building height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.68	New Zealand Housing Foundation	Delete the proposed amendments to Objective H6.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.69	New Zealand Housing Foundation	Retain the existing wording in Objective H6.2(4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.70	New Zealand Housing Foundation	Delete H6.2(5) or amend it be deleting 'a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.71	New Zealand Housing Foundation	Delete Objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.72	New Zealand Housing Foundation	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.73	New Zealand Housing Foundation	Retain proposed Policy H6.3(A1), Policy H6.3(B1), Policy H6.3(C1), Policy H6.3(D1) and Policy H6.3(E1), as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.74	New Zealand Housing Foundation	Amend proposed Policy H6.3(1) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.75	New Zealand Housing Foundation	Amend proposed Policy H6.3(2) to remove term 'high-quality built environment' and add wording to recognise some sites outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.76	New Zealand Housing Foundation	Amend proposed Policy H6.3(A4) to delete 'high-quality built environment', delete the deep soil and canopy tree requirements and insert 'reasonable' as a qualifier to some other requirements of the policy. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.77	New Zealand Housing Foundation	Amend proposed Policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.78	New Zealand Housing Foundation	Retain proposed Policy H6.3(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.79	New Zealand Housing Foundation	Delete proposed Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.80	New Zealand Housing Foundation	Delete proposed Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.81	New Zealand Housing Foundation	Delete proposed Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.82	New Zealand Housing Foundation	Delete proposed Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	938.83	New Zealand Housing Foundation	Amend H6.4(A1) to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	938.84	New Zealand Housing Foundation	Amend Table H6.4.1 to add a wider range of commercial activities at ground floor in walkable catchments as permitted activities up to 100m2 gross floor area. Submission also requires new standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.85	New Zealand Housing Foundation	Add standards to the effect that all commercial activities at ground level and/or street level up to 100m2 gross floor area per premise are to be provided for as a Permitted Activity in Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.86	New Zealand Housing Foundation	Delete Activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	938.87	New Zealand Housing Foundation	Delete Activity H6.4(A2B) and H6.4(A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	938.88	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS within Table H6.4.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	938.89	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	938.90	New Zealand Housing Foundation	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.91	New Zealand Housing Foundation	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.92	New Zealand Housing Foundation	Retain the existing minor protrusion exclusions. HIRB is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard. (H6.6.6)	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.93	New Zealand Housing Foundation	Amend H.6.6.6 to provide for a height in relation to boundary standard of 19 metres and 60 degrees for the first 25 metres of the site (replace 21.5m with 25m).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.94	New Zealand Housing Foundation	Amend H6.6.11(1) to increase the maximum building coverage to 60% for sites in walkable catchments while retaining the 50% standard outside walkable catchments. Delete H6.6.6.11(2) entirely.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.95	New Zealand Housing Foundation	Amend H.6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.96	New Zealand Housing Foundation	Amend Standard H6.6.13 where main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.97	New Zealand Housing Foundation	Delete Standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.98	New Zealand Housing Foundation	Amend Standard H6.6.15 to match MDRS and delete the communal living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.99	New Zealand Housing Foundation	Delete Standard H6.6.19(2) and rely on MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.100	New Zealand Housing Foundation	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.101	New Zealand Housing Foundation	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.102	New Zealand Housing Foundation	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	938.103	New Zealand Housing Foundation	Delete assessment matters in H.6 on significant ecological areas, pedestrian network, deep soil, identified special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.104	New Zealand Housing Foundation	Delete assessment matters in H6.7.1 (1) and H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.105	New Zealand Housing Foundation	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.106	New Zealand Housing Foundation	Amend H6.8.1 (2)(ia) to delete matters of discretion on deep soil, interface with identified special character or scheduled historic heritage place, internal living areas, internal storage, and safe pedestrian access on streets. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.107	New Zealand Housing Foundation	Amend H6.8.1(3) to so that the matter of discretion is on additional height above the standard and to delete (d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.108	New Zealand Housing Foundation	Delete H6.8.1(6) and H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.109	New Zealand Housing Foundation	Delete H6.8.2(1)(f)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.110	New Zealand Housing Foundation	Amend H.6.8.2(2) to delete 'is of a high quality' in (aa), delete (ab(vii), (ac), (ad), (i) and (m) on deep soil, communal spaces, quality and maintenance and safe pedestrian movement on streets and to public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.111	New Zealand Housing Foundation	Delete H6.8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.112	New Zealand Housing Foundation	Amend H6.8.2(5)(f)(iii) to assess effect on the surrounding and neighbouring development only in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.113	New Zealand Housing Foundation	Amend H6.8.2(6) to refer only to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.114	New Zealand Housing Foundation	Delete H6.8.2(12)(e).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.115	New Zealand Housing Foundation	Amend H6.8.2(15)(f) by deleting: 'communal open space' and 'and attractive'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.116	New Zealand Housing Foundation	Amend H.6.8.2(15A) by deleting 'and private vehicle and pedestrian accessways' and 'and /or accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.117	New Zealand Housing Foundation	Delete H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.118	New Zealand Housing Foundation	Delete H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.119	New Zealand Housing Foundation	Delete H6.8.2(20) and move necessary criteria to H6.8.2(1), H6.8.2(2) and H6.8.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.120	New Zealand Housing Foundation	Delete H6.8.2(21)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.121	New Zealand Housing Foundation	Delete H6.9(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.122	New Zealand Housing Foundation	Delete H6.9(2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.123	New Zealand Housing Foundation	Amend H6.9(3) so the information requirements only relate to communal waste collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	938.124	New Zealand Housing Foundation	Retain deletion of H8.6.10.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.125	New Zealand Housing Foundation	Retain deletion of H8.6.12	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.126	New Zealand Housing Foundation	Retain deletion of H8.6.13.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.127	New Zealand Housing Foundation	Retain deletion of H8.6.14.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.128	New Zealand Housing Foundation	Retain deletion of H8.6.15.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.129	New Zealand Housing Foundation	Retain deletion of H8.6.16.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.130	New Zealand Housing Foundation	Retain deletion of H8.6.17.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.131	New Zealand Housing Foundation	Retain deletion of H8.6.18.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.132	New Zealand Housing Foundation	Retain deletion of H8.6.19.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.133	New Zealand Housing Foundation	Retain deletion of H8.6.20.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.134	New Zealand Housing Foundation	Retain deletion of H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	938.135	New Zealand Housing Foundation	Delete proposed Standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A, and revert to the operative standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	938.136	New Zealand Housing Foundation	Delete proposed Standards H8.6.34, and replace with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	938.137	New Zealand Housing Foundation	Amend H9.6.1 to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS84	Julien Leys	Oppose	938.138	New Zealand Housing Foundation	Retain standard H11.6.1	Business Zones provisions	Metropolitan Centre Zone - provisions
FS84	Julien Leys	Oppose	938.139	New Zealand Housing Foundation	Amend Standard H10.6.1 Building height to provide for a height of 32.5 metres within all of the Business - Town Centre Zone.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	938.140	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H10.6.2	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	938.141	New Zealand Housing Foundation	Amend Standard H10.6.1 to provide for a height of 24 metres within all of the Business - Local Centre Zone.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	938.142	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H11.6.2	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	938.143	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS84	Julien Leys	Oppose	938.144	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Height	Height response - other zones
FS84	Julien Leys	Oppose	938.145	New Zealand Housing Foundation	Retain Standard H12.6.2.	Business Zones provisions	Neighbourhood Centre Zone - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	938.146	New Zealand Housing Foundation	Amend Standard H13.6.1 to provide for a height of 24 metres within all of the Business - Mixed Use Zone.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	938.147	New Zealand Housing Foundation	Retain Standard H13.6.2.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	938.148	New Zealand Housing Foundation	Delete the definition for canopy tree.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	938.149	New Zealand Housing Foundation	Delete the definition for deep soil area.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	938.150	New Zealand Housing Foundation	Clarify definition of landscaped area and amended accordingly. Alternatively, retain the existing definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	938.151	New Zealand Housing Foundation	Amend the plan so that six storeys is applied as a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	938.152	New Zealand Housing Foundation	Amend where six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	938.153	New Zealand Housing Foundation	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	938.154	New Zealand Housing Foundation	Amend pc 78 to include Special Housing Areas.	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	938.155	New Zealand Housing Foundation	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.1	Foodstuffs North Island Limited	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	941.2	Foodstuffs North Island Limited	Include a walkable catchment for the Addison Local Centre or include the Addison Local Centre within a walkable catchment that includes all the Takanini Railway Station and the Takanini Town Centre. [Refer to Attachment 2, Map 1 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS84	Julien Leys	Oppose	941.3	Foodstuffs North Island Limited	Amend the maximum height for the Addison Local Centre to 21m. [Refer to Attachment 2, Map 1 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.4	Foodstuffs North Island Limited	Rezone 162-164 Balmoral Road, Balmoral to Local Centre zone. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.5	Foodstuffs North Island Limited	Amend the maximum height across the site bordered by Balmoral Road, Rocklands Avenue and Mt Balmoral to 21m. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.6	Foodstuffs North Island Limited	Add a walkable catchment for Browns Bay Town Centre. [Refer to Attachment 2, Map 3 of the submission for further details]	Centres - NPS-UD Policy 3d response	Browns Bay Town Centre - extent of intensification
FS84	Julien Leys	Oppose	941.7	Foodstuffs North Island Limited	Amend the maximum height in the Browns Bay Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.8	Foodstuffs North Island Limited	Include a walkable catchment for Clendon Local Centre. [Refer to Attachment 2, Map 4 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS84	Julien Leys	Oppose	941.9	Foodstuffs North Island Limited	Amend the maximum height in the Clendon Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS84	Julien Leys	Oppose	941.10	Foodstuffs North Island Limited	Delete Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	941.11	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Town Centre and Ferry Terminal. Refer to Attachment 2, Map 5 of the submission for further details.	Centres - NPS-UD Policy 3d response	Devonport Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	941.12	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Ferry Terminal. [Refer to Attachment 2, Map 5 of the submission for further details]	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	941.13	Foodstuffs North Island Limited	Rezone 360-388 Dominion Road, Mount Eden to Local Centre zone. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.14	Foodstuffs North Island Limited	Amend the height standard for 360-388 Dominion Road, Mount Eden to 21m. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.15	Foodstuffs North Island Limited	Rezone Eastridge Local Centre to Town Centre zone. [Refer to Attachment 2, Map 7 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	941.16	Foodstuffs North Island Limited	Add a walkable catchment for the Eastridge Local Centre. [Refer to Attachment 2, Map 7 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.17	Foodstuffs North Island Limited	Amend the maximum height for the Eastridge Local Centre to 50m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.18	Foodstuffs North Island Limited	Amend the height standard for the balance of the land encompassing both sides of the Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land, Eastridge to 32.5 m. [Refer to Attachment 2, Map 7 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	941.19	Foodstuffs North Island Limited	Delete the Special Character notation for 360-388 Dominion Road, Mount Eden.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.20	Foodstuffs North Island Limited	Include a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. [Refer to Attachment 2, Map 8 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS84	Julien Leys	Oppose	941.21	Foodstuffs North Island Limited	Amend the maximum height standard for the Birkenhead Local Centre to 27m. [Refer to Attachment 2, Map 8 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.22	Foodstuffs North Island Limited	Include a walkable catchment for the Highland Park Town Centre. [Refer to Attachment 2, Map 9 for further details]	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.23	Foodstuffs North Island Limited	Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.24	Foodstuffs North Island Limited	Include a walkable catchment for the Hobsonville Local Centre. [Refer to Attachment 2, Map 10 of he submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS84	Julien Leys	Oppose	941.25	Foodstuffs North Island Limited	Amend the maximum height for the Hobsonville Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.26	Foodstuffs North Island Limited	Rezone Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive to Local Centre zone. [Refer to Attachment 2, Map 11 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	941.27	Foodstuffs North Island Limited	Include a walkable catchment for the requested Lincoln Road Local Centre. [Refer to Attachment 2, Map 11 of the submission for further details]	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	941.28	Foodstuffs North Island Limited	Include a maximum height standard for requested Lincoln Road Local Centre of 21m. [Refer to Attachment 2, Map 11 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.29	Foodstuffs North Island Limited	Include a walkable catchment for the Māngere Town Centre. [Refer to Attachment 2, Map 12 of the submission for further details]	Centres - NPS-UD Policy 3d response	Māngere Town Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.30	Foodstuffs North Island Limited	Amend the maximum height for the Māngere Town Centre to 32.5m. [Refer to Attachment 2, Map 12 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.31	Foodstuffs North Island Limited	Amend the maximum height for the Manurewa Town Centre zone to 32.5m. [Refer to Attachment 2, Map 13 of the submission for further details]	Centres - NPS-UD Policy 3d response	Manurewa Town Centre - extent of intensification
FS84	Julien Leys	Oppose	941.32	Foodstuffs North Island Limited	Rezone 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World) to Town Centre zone.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.33	Foodstuffs North Island Limited	Include a walkable catchment for the requested May Road Town Centre. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.34	Foodstuffs North Island Limited	Amend the maximum height for the requested May Road Town Centre to 32.5m. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.35	Foodstuffs North Island Limited	Delete the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas from 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World). [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	941.36	Foodstuffs North Island Limited	Include a walkable catchment for the Milford Town Centre. [Refer to Attachment 2, Map 15 of the submission for further details]	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensification
FS84	Julien Leys	Oppose	941.37	Foodstuffs North Island Limited	Amend the maximum height for the Milford Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.38	Foodstuffs North Island Limited	Rezone part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site) to Residential - Terrace Housing and Apartment Buildings Zone. [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	941.39	Foodstuffs North Island Limited	Retain General Business zoning for part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site). [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	941.40	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Mt Albert
FS84	Julien Leys	Oppose	941.41	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Avondale
FS84	Julien Leys	Oppose	941.42	Foodstuffs North Island Limited	Amend the maximum height for 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save) to 21m. [Refer to Attachment 2, Map 16 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.43	Foodstuffs North Island Limited	Amend to extend the Panmure RTN walkable catchment to include 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save). [Refer to Attachment 2, Map 17 of the submission for further details]	Walkable Catchments	WC RTN Panmure
FS84	Julien Leys	Oppose	941.44	Foodstuffs North Island Limited	Amend the maximum height for 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save) to 21m. [Refer to Attachment 2, Map 17 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.45	Foodstuffs North Island Limited	Include a walkable catchment for Orewa Town Centre. [Refer to Attachment 2, Map 18 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.46	Foodstuffs North Island Limited	Amend the maximum height for Orewa Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.47	Foodstuffs North Island Limited	Amend the maximum height across the whole Papakura Metropolitan Centre to 40.5m. [Refer to Attachment 2, Map 19 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	941.48	Foodstuffs North Island Limited	Include a walkable catchment for the Remuera Town Centre or amend to include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. [Refer to Attachment 2, Map 20 of the submission for further details]	Centres - NPS-UD Policy 3d response	Remuera Town Centre - extent of intensification
FS84	Julien Leys	Oppose	941.49	Foodstuffs North Island Limited	Amend the maximum height for the Remuera Town Centre to 32.5m. [Refer to Attachment 2, Map 20 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.50	Foodstuffs North Island Limited	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	941.51	Foodstuffs North Island Limited	Amend the maximum height standard for 2 College Hill Freemans Bay and 220 Victoria Street West Auckland Central (Victoria Park New World) to 50m. [Refer to Attachment 2, Map 22 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.52	Foodstuffs North Island Limited	Rezone 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to Metropolitan Centre Zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	941.53	Foodstuffs North Island Limited	Amend the maximum height for 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to 72m. [Refer to Attachment 2, Map 23 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	941.54	Foodstuffs North Island Limited	Rezone part of 580 Whangaparaoa Road, Stanmore Bay to Local Centre zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	941.55	Foodstuffs North Island Limited	Include a walkable catchment for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay. [Refer to Attachment 2, Map 23 of the submission for further details]	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	941.56	Foodstuffs North Island Limited	Amend the maximum height for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay to 21m. [Refer to Attachment 2, Map 23 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	949.1	Piper Properties Consultants Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.2	Piper Properties Consultants Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	949.3	Piper Properties Consultants Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	949.4	Piper Properties Consultants Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	949.5	Piper Properties Consultants Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	949.6	Piper Properties Consultants Limited	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	949.7	Piper Properties Consultants Limited	Retain proposed amendments to D18.1 Background if the SCAR overlay is retained [as a QM].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.8	Piper Properties Consultants Limited	Delete objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.9	Piper Properties Consultants Limited	Delete policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.10	Piper Properties Consultants Limited	Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.11	Piper Properties Consultants Limited	Delete D18.4(3) if LDR zone is retained as part of the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.12	Piper Properties Consultants Limited	Delete proposed provisions from D18.4.1 Activity Table [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.13	Piper Properties Consultants Limited	Retain proposed provisions from D18.4.1 Activity Table if LDR zone is deleted and a more intensive zoning is applied [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.14	Piper Properties Consultants Limited	Amend standards to be complied with under D18.4.1 to rely on underlying zone to a greater extent [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.15	Piper Properties Consultants Limited	Delete D18.4(3) and D18.4(5) in relation to Special Character Areas Overlay - Business.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	949.16	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.17	Piper Properties Consultants Limited	Delete any duplication of underlying zoning requirements in relation to D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.18	Piper Properties Consultants Limited	Retain D18.6.1A if LDR zone is deleted and a more intensive zoning is applied [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.19	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.1 [refer to page 19 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.20	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.2 [refer to page 20 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.21	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.3 and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 21 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.22	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.4 [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.23	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.5 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.24	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.1 (Building height) [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.25	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.2 (Height in relation to boundary) to rely on underlying zone to a greater extent [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.26	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.3 (Yards) [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.27	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.4 (Building coverage) [refer to page 25 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.28	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.5 (Landscaped area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.29	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.6 (Maximum impervious area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.30	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.7 (Fences) to rely on underlying zone provisions to a greater extent [refer to page 27 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.31	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.1.1 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 28 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.32	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.2.1 [refer to page 29 submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	949.33	Piper Properties Consultants Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	949.34	Piper Properties Consultants Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	949.35	Piper Properties Consultants Limited	Remove reference to QM under E38.1 Introduction [refer to page 30 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.36	Piper Properties Consultants Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.37	Piper Properties Consultants Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.38	Piper Properties Consultants Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.39	Piper Properties Consultants Limited	Delete proposed amendments to E38.3 (13)(31)(32)(33)(34)(35)Policies. [refer to page 31 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.40	Piper Properties Consultants Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission pages 32-33 for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.41	Piper Properties Consultants Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.42	Piper Properties Consultants Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 34 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.43	Piper Properties Consultants Limited	Delete proposed amendments to E38.8.2 [refer to page 34-35 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.44	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.1 [refer to page 35 submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.45	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.2 [refer to page 35-36 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.46	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.1 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.47	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.2 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	949.48	Piper Properties Consultants Limited	Delete LDR zone in its entirety [refer to page 37-39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	949.49	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.50	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	949.51	Piper Properties Consultants Limited	Delete additional objectives (5)-(10) inserted at H5.2 [refer to page 39 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	949.52	Piper Properties Consultants Limited	Delete additional policies (6a)(7)(11)(12)(13)(14)(15)(16)(17) inserted at H5.3 [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	949.53	Piper Properties Consultants Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	949.54	Piper Properties Consultants Limited	Retain proposed provisions under H5.5(4) [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	949.55	Piper Properties Consultants Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.56	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.57	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.58	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.59	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.60	Piper Properties Consultants Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.61	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.62	Piper Properties Consultants Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.63	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.64	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.65	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.66	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.67	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.68	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.69	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.70	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 53 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.71	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to page 54-55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	949.72	Piper Properties Consultants Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA [refer to page 55-56 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.73	Piper Properties Consultants Limited	Delete proposed additions to H5.8.1(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.74	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to pages 56-57 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.75	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.76	Piper Properties Consultants Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.77	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.78	Piper Properties Consultants Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.79	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.80	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.81	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(1)(c) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.82	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.83	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(3)(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.84	Piper Properties Consultants Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.85	Piper Properties Consultants Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Development [refer to pages 63-66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.86	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.87	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to page 67 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.88	Piper Properties Consultants Limited	Retain proposed changes to Assessment criteria at H5.8(6) for height in relation to boundary [refer to page 69 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.89	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.90	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.91	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.92	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.93	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.94	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 73 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.95	Piper Properties Consultants Limited	Retain propose changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.96	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.97	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.98	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.99	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.100	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.101	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.102	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.103	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.104	Piper Properties Consultants Limited	Delete proposed special information requirements under H5.9 [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.105	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	949.106	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to pages 78-79 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	949.107	Piper Properties Consultants Limited	Retain MDRS provisions under H6.1 Zone description [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	949.108	Piper Properties Consultants Limited	Delete changes proposed to H6.2 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.109	Piper Properties Consultants Limited	Delete changes proposed to H6.3 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	949.110	Piper Properties Consultants Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	949.111	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	949.112	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	949.113	Piper Properties Consultants Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	949.114	Piper Properties Consultants Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.115	Piper Properties Consultants Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.116	Piper Properties Consultants Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.117	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.118	Piper Properties Consultants Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.119	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.120	Piper Properties Consultants Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 85 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.121	Piper Properties Consultants Limited	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	949.122	Piper Properties Consultants Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.123	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.124	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 87 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.125	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 88 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.126	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.127	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.128	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	949.129	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.1 Matters of Control [refer to page 91 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.130	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.2 Assessment criteria for Controlled activities [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.131	Piper Properties Consultants Limited	Reject matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.132	Piper Properties Consultants Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.133	Piper Properties Consultants Limited	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.134	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.135	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.136	Piper Properties Consultants Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.137	Piper Properties Consultants Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.138	Piper Properties Consultants Limited	Delete other proposed provisions under H6.8.1 [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.139	Piper Properties Consultants Limited	Delete proposed provisions under H6.8.2 Assessment criteria [refer to page 96 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.140	Piper Properties Consultants Limited	Delete proposed provisions under H6.9 Special Information Requirements [refer to page 103 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	949.141	Piper Properties Consultants Limited	Delete proposed 'Landscaped area definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	949.142	Piper Properties Consultants Limited	Delete proposed 'Service Area' definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.143	Piper Properties Consultants Limited	Delete proposed 'Urban Heat Island' definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	949.144	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	949.145	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	949.146	Piper Properties Consultants Limited	Approve the broad application of MHU as notified.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	949.147	Piper Properties Consultants Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	949.148	Piper Properties Consultants Limited	Reject introduction of QMs and its relationship with the underlying zones to justify lower density zoning [refer to page 5 of submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	949.149	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Plan making and procedural	General
FS84	Julien Leys	Oppose	949.150	Piper Properties Consultants Limited	Reject LDR zoning for 70-72 Williamson Avenue, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	949.151	Piper Properties Consultants Limited	Reject LDR zoning for 49 Ariki Street, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	949.152	Piper Properties Consultants Limited	Reject aesthetic based character assessments [in relation to Grey Lynn area] [refer to page 10 of submission for details].	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Oppose	949.153	Piper Properties Consultants Limited	Reject approach to application of 800m walkable catchment.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	949.154	Piper Properties Consultants Limited	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	949.155	Piper Properties Consultants Limited	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	949.156	Piper Properties Consultants Limited	Reject inclusion of Combined Wastewater Network as QM.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	949.157	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	949.158	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	971.1	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres, metropolitan centres and rapid transit routes including bus routes throughout the Auckland region.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	971.2	RTJ Property Professionals Limited	Increase the city centre walkable catchment to a minimum of 2,500 metres from the edges of the city centre.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS84	Julien Leys	Oppose	971.3	RTJ Property Professionals Limited	Increase the metropolitan centre walkable catchment to a minimum of 1,500 metres radius from the edges of metropolitan centres.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS84	Julien Leys	Oppose	971.4	RTJ Property Professionals Limited	Apply a wider walkable catchment to all rapid transit routes including bus routes throughout the Auckland region. Walkable catchments should be increased to a minimum of 1,500 metres radius from rapid transit centres. In addition they should be applied within 200 metres of any bus route.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	971.5	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres throughout the Auckland region.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS84	Julien Leys	Oppose	971.6	RTJ Property Professionals Limited	Do not upzone the rail [inferred light rail] corridor allowing more intensive development prior to the route being confirmed.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	971.7	RTJ Property Professionals Limited	Do not restrict development on all sites up-zoned based on Council's failure to provide sufficient waste water treatment and/or water supply infrastructure to cater for the development that has already occurred throughout the Auckland region and is required to satisfy the population growth expected within the Auckland region in the next 30 years.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	971.8	RTJ Property Professionals Limited	Do not restrict the number of sites and units to be accessed from driveways to that currently proposed under the plan change and the current operative plan. Use Christchurch District Plan controls [attached].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	971.9	RTJ Property Professionals Limited	See PC79 (Amendments to the transport provisions)	Other Plan Change	0
FS84	Julien Leys	Oppose	971.10	RTJ Property Professionals Limited	Provide more and better infrastructure such as more frequent public transport to support the increased population, and provide more dedicated bus lanes.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	1066.1	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	1066.2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape assessment, D11.9.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1066.3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed mapping extent of the Waitākere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1066.4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed information requirement at D12.9 "An ecological assessment and landscape assessment prepared by a suitably qualified specialist may be required as part of a subdivision application, commensurate with the scale and likely effects of the proposed development".	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.5	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS84	Julien Leys	Oppose	1066.6	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1066.7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1066.8	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new rules (D14.4.1(A7A) – (A7D)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1066.9	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain existing standards D14.6.1 (Height) and D14.6.3.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.10	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1066.11	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1066.12	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1066.13	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1066.14	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new Policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.15	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1066.16	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1066.17	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended matters of discretion - D15.8.1(1) and (2) and assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1066.18	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1066.19	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove local and public views as a Qualifying Matter.	Qualifying Matters Other	Local Public Views (D16)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.20	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed provisions (Historic Heritage overlay as a qualifying matter)	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1066.24	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new introductory statement (3) to D18.4 Activity table if Low Density Residential zone is deleted from the Unitary Plan (preferred). Alternatively, delete the proposed introductory statement (3) to D18.4 Activity table if the Low Density Residential zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.25	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions significantly amending Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain provisions if underlying Low Density Residential zone is deleted and a more intensive zoning is applied. Amend standards to be complied with to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.26	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	1066.27	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent). Alternatively, retain provisions if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.28	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.29	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.30	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.31	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	1066.32	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	1066.33	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.34	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.2 'Height in relation to boundary' and amendments to existing standard D18.6.1.2 'Height in relation to boundary'. Rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.35	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.3 'Yards' and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.36	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.37	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.38	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.6 'Maximum impervious area' and amendments to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.39	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.7. 'Fences, walls and other structures' and amendments/additions to existing standard D18.6.1.7 'Fences, walls and other structures', rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.40	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at D18.8.1.1, addition to matter of discretion D18.8.1.1(2), replacement matter of discretion D18.8.1.1(3) and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.41	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1066.42	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new statement inserted under heading E36. Natural hazards and flooding: 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' Delete number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. Delete a amendment to E36.1. Background.	Qualifying Matters Other	Natural Hazards that are less than significant
FS84	Julien Leys	Oppose	1066.43	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendment to E38.1. Introduction.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.44	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.2. Objectives.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.45	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to Qualifying Matters, particularly the mapped Infrastructure Constraints in amendments to E38.2. Objectives.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.46	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to Table E38.4.2 Activity table - Subdivision in residential zones.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.47	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new addition of E38.8.1A. Standards – residential controlled activities activity applications. Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply. Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.48	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.8.2. Standards – residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.49	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.1. Matters of control.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.50	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.2. Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.51	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.1. Matters of discretion.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.52	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.2. Assessment criteria.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1066.53	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain application of Single House zone to periphery of the region.	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriateness of QMs (Other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.55	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain mapped extent of the Mixed Housing Suburban zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1066.56	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the provisions of the Mixed Housing Suburban zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS84	Julien Leys	Oppose	1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1066.59	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H5.2.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.60	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H5.3.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1066.61	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new clarifying statement and rules introduced H5.4.1 Activity Table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1066.62	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions H5.5(1).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1066.63	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed new standard H5.6.3A 'Number of dwellings per site'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.64	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.65	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.66	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H5.6.5 HiRB amended to accord with MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.67	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.8 Yards to accord with MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.68	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete table H5.6.8.2 (riparian / lakeside / coastal protection yard).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.69	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.10 Building coverage to incorporate MDRS requirement.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.70	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H5.6.10(2) Building coverage requirement from the zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.71	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.11 Landscaped area to incorporate MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.72	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H5.6.11 Landscaped area not required by MDRS .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.73	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.12 Outlook space to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.74	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Support amendment to existing H5.6.12 Outlook space standard reducing outlook space requirement to 5m for four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.75	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to existing H5.6.12 Outlook space standard for four or more dwellings or otherwise amend to address reasons identified in submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.76	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.14 Outdoor living space to give effect to MDRS requirements for up to three dwellings	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.77	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to Standard H5.6.14 Outdoor living space.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.78	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.79	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.19 'Deep soil area and canopy tree'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	1066.80	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.20 'Safety and privacy buffer from private pedestrian and vehicle accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.81	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.21 'Residential waste management'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1066.82	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H5.7.1(1) and assessment criteria H5.7.2(1).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.83	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.84	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain deletion of 'intensity' from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria; and delete other amendments from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.85	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete 'intensity' from H5.8.1(3)(a)(i) matters of matters of discretion and H5.8.2(1)(b)(i) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.86	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.87	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H5.8.1 (1)-(2) matters of discretion and H5.8.2 (1)-(2) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.88	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.1(3) matters of discretion and H5.8.2(3) assessment criteria provisions for IRDs.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.89	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	1066.90	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(4) building height assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.91	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H5.8.2(6) HiRB assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.92	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(9) yards assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.93	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(10) maximum impervious areas assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.94	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(11) building coverage assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.95	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(12) landscaped area assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.96	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(13) outlook space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.97	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(14) daylight assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.98	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15) outdoor living space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.99	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15A) assessment criteria provisions for windows to street and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.100	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(16) assessment criteria provisions for front, side and rear walls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.101	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(17) assessment criteria provisions for minimum dwelling size.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.102	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(18) assessment criteria provisions for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.103	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(19) assessment criteria provisions for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.104	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(20) residential waste assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	1066.105	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(21) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.106	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(22) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.107	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed special information requirements at H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal

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FS84	Julien Leys	Oppose	1066.110	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Approve proposed amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1066.111	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H6.2.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1066.112	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H6.3.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1066.113	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in Activity Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1066.114	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions (H6.5(5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS84	Julien Leys	Oppose	1066.115	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.116	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.117	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the MDRS H6.6.5 Height standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.118	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable at least six-storey development across in H6.6.5 Height Standards the zone.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1066.119	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H6.6.6-H6.6.8 Height in relation to boundary provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	1066.120	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H6.6.11(2) Building coverage requirement from the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.121	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in standard H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.122	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H6.6.13 Outlook Space	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.123	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H6.6.13 Outlook space which support reduction of outlook space to 5m. Opposed requirement for outlook from 4+ dwellings to align with outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.124	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendment to existing H6.6.15 Outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	1066.125	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to existing H6.6.19 Windows to Street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.126	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to standard H6.6.20 Deep soil area and canopy trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.127	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H6.6.21 'Safety and privacy buffer to private pedestrian and vehicle accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.128	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H6.6.22 'Residential waste management'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1066.129	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H6.7.1(1) and assessment criteria H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	1066.130	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(6).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.131	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.132	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7) relating to mapped stormwater disposal constraints.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS84	Julien Leys	Oppose	1066.133	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.134	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

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FS84	Julien Leys	Oppose	1066.135	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(22) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.136	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Stormwater Disposal Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS84	Julien Leys	Oppose	1066.137	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.138	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the proposed deletion of 'intensity' from matters of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.139	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H6.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	1066.140	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.1 (1)-(2) matters of discretion and H6.8.2 assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.141	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.2(3),(5)-(6), (11)-(13),(15A),(17)-(22) assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.142	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H6.9. Special information requirements provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1066.143	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.1 zone provisions that directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.144	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.1 zone provisions relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions

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FS84	Julien Leys	Oppose	1066.145	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.2 objectives relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.146	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character and all other proposed changes to H8.2 objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.147	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.3 policies relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.148	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend references to 'human scale' to better define / describe the outcomes sought, along with amending prescriptive nature of policies relating to built form and massing standards, and retain all other proposed changes to H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.149	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.4.1 Activity table provisions relating to qualifying matters and retain all other proposed changes qualifying matters and retain all other.	Business Zones provisions	City Centre Zone - all other provisions

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FS84	Julien Leys	Oppose	1066.150	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.2. General building height provisions.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1066.151	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.5. Harbour edge height control plane provisions.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1066.152	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1066.153	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative provision H8.6.8(1)(b).	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1066.154	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.9. Rooftops provisions as proposed.	Business Zones provisions	City Centre Zone - height provisions

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FS84	Julien Leys	Oppose	1066.155	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.10-H8.6.21 provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1066.156	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.23. Streetscape improvement and landscaping provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1066.157	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1066.158	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed Standard H8.6.24A Maximum east-west tower dimension provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1066.159	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25 Building frontage alignment and height.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

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FS84	Julien Leys	Oppose	1066.160	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25A Building setback from boundaries: provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1066.161	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard H8.6.34. Through-site links provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.162	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(6) Matters of discretion provisions or otherwise amend as requested by: deleting any reference to 'existing' built form and character; deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.163	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(8B) Maximum east-west tower dimension matters of discretion provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1066.164	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(9) matters of discretion provisions.	Business Zones provisions	City Centre Zone - height provisions

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FS84	Julien Leys	Oppose	1066.165	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed at H8.8.1(16) matters of discretion provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.166	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend proposed H8.8.2(1) and H8.8.2(6) assessment provisions by: deleting any reference to 'existing' built form and character; and deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1066.167	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(8B) Maximum east-west tower dimension assessment criteria provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1066.168	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(9) assessment criteria provisions.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1066.169	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.1. Zone description.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1066.170	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.1. Zone description	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1066.171	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.2. objectives.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1066.172	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.2. objectives.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1066.173	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.3. objectives.	Business Zones provisions	Mixed Use Zone

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FS84	Julien Leys	Oppose	1066.174	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.3. policies.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1066.175	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in purpose of Standard H13.6.1. Building height.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1066.176	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1066.177	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed landscaped area definition.	Plan making and procedural	Definitions

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FS84	Julien Leys	Oppose	1066.178	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed service area definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1066.179	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed urban heat island definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1066.180	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Apply the Height Variation Control to 39 Launch Road, Hobsonville to enable height of 35m across the northern end of the property. [Refer to pages 8 and 9 of the submission for detail].	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS84	Julien Leys	Oppose	1073.1	Fulton Hogan Land Development Limited	Retain Residential MHU and THAB zoning within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1073.2	Fulton Hogan Land Development Limited	Retain the Wainui precinct provisions as notified - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS84	Julien Leys	Oppose	1073.3	Fulton Hogan Land Development Limited	Delete the Infrastructure – Water and/or Wastewater Constraints Control as it applies within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS84	Julien Leys	Oppose	1073.4	Fulton Hogan Land Development Limited	Amend H5.1 Zone description to clarify that the Residential MHU zone has a role in the reduction in carbon emissions through promoting a compact urban form [refer to Appendix 1, page 5 of submission for details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.5	Fulton Hogan Land Development Limited	Retain Objective H5.2(A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.6	Fulton Hogan Land Development Limited	Retain Objective H5.2(B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.7	Fulton Hogan Land Development Limited	Amend H5.2(1) to 'Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.8	Fulton Hogan Land Development Limited	Approve deletion of Objective H5.2(2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.9	Fulton Hogan Land Development Limited	Retain operative objective H5.2(3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.10	Fulton Hogan Land Development Limited	Retain Objective H5.2(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.11	Fulton Hogan Land Development Limited	Delete Objective H5.2(5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.12	Fulton Hogan Land Development Limited	Amend Objective H5.2(6) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.13	Fulton Hogan Land Development Limited	Amend Objective H5.2(7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects. Development is supported by adequate infrastructure and services.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.14	Fulton Hogan Land Development Limited	Amend H5.2(8) to 'Enable a safe street environment, including passive surveillance for pedestrians within and adjacent to developments.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.15	Fulton Hogan Land Development Limited	Delete Objective H5.2(9) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.16	Fulton Hogan Land Development Limited	Delete Objective H5.2(10) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.17	Fulton Hogan Land Development Limited	Retain policy H5.3. (A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.18	Fulton Hogan Land Development Limited	Retain policy H5.3. (B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.19	Fulton Hogan Land Development Limited	Retain policy H5.3. (C1) as notified.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.20	Fulton Hogan Land Development Limited	Retain policy H5.3. (D1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.21	Fulton Hogan Land Development Limited	Retain policy H5.3. (E1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.22	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (1) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.23	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.24	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.25	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (4) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.26	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.27	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (6) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.28	Fulton Hogan Land Development Limited	Delete and replace H5.3. (6A) with additional policies under the heading Planned Built Character and Street Environment [refer to Appendix 1, page 6 and 7 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.29	Fulton Hogan Land Development Limited	Retain operative policy H5.3. (7); proposed deletion opposed - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.30	Fulton Hogan Land Development Limited	Retain policy H5.3. (8) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.31	Fulton Hogan Land Development Limited	Retain policy H5.3. (9) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.32	Fulton Hogan Land Development Limited	Retain policy H5.3. (10) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.33	Fulton Hogan Land Development Limited	Delete policy H5.3. (11) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.34	Fulton Hogan Land Development Limited	Amend policy H5.3. (12) to 'Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.35	Fulton Hogan Land Development Limited	Amend policy H5.3. (13) to 'Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.36	Fulton Hogan Land Development Limited	Delete policy H5.3. (14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.37	Fulton Hogan Land Development Limited	Delete policy H5.3. (15) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.38	Fulton Hogan Land Development Limited	Delete policy H5.3. (16) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1073.39	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.40	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.41	Fulton Hogan Land Development Limited	Amend H5.4.1. (A3) to comply with standards as outlined in submission [refer to Appendix 1, page 8 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.42	Fulton Hogan Land Development Limited	Amend H5.4.1. (A4) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.43	Fulton Hogan Land Development Limited	Amend H5.4.1. (A8) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.44	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.45	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.46	Fulton Hogan Land Development Limited	Amend H5.4.1. (A30A) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.47	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.48	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.49	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.50	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.51	Fulton Hogan Land Development Limited	Delete H5.4.1. (A32B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.52	Fulton Hogan Land Development Limited	Retain H5.4.1. (A33) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.53	Fulton Hogan Land Development Limited	Amend H5.5 (5) to comply with standards as outlined in submission [refer to Appendix 1, page 11 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.54	Fulton Hogan Land Development Limited	Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.55	Fulton Hogan Land Development Limited	[Delete H5.6.3C (Dwellings within the Infrastructure –Stormwater Disposal Constraints Control)] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1073.56	Fulton Hogan Land Development Limited	Retain H5.6.4. (Building height) as notified.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.57	Fulton Hogan Land Development Limited	Retain H5.6.5. (1), H5.6.5. (2A), H5.6.5. (3), H5.6.5. (4), H5.6.5. (5), H5.6.5. (6), H5.6.5. (7) (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.58	Fulton Hogan Land Development Limited	Reject deletion of H5 6.5 (2)(b) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.59	Fulton Hogan Land Development Limited	Approve deletion of H5.6.6. (Alternative height in relation to boundary) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.60	Fulton Hogan Land Development Limited	Approve deletion of H5.6.7. (Height in relation to boundary adjoining lower intensity zones) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.61	Fulton Hogan Land Development Limited	Retain H5.6.8. (Yards) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.62	Fulton Hogan Land Development Limited	Retain H5.6.9. (Maximum impervious area) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.63	Fulton Hogan Land Development Limited	Amend H5.6.10 (Building coverage) by deleting additional provisions for sites subject to the Significant Ecological Area Overlay - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.64	Fulton Hogan Land Development Limited	Amend H5.6.11 (Landscaped area) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.65	Fulton Hogan Land Development Limited	Amend H5.6.12. (Outlook space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.66	Fulton Hogan Land Development Limited	Delete H5.6.13. (Daylight) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.67	Fulton Hogan Land Development Limited	Amend H5.6.14. (Outdoor living space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.68	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H5.6.14. (Outdoor living space) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.69	Fulton Hogan Land Development Limited	Amend H5.6.15 (Front, side and rear fences and walls) to increase height to 2.5m within the side and rear yards - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.70	Fulton Hogan Land Development Limited	Amend H5.6.16 (Minimum dwelling size) to 40m² for one bedroom dwellings - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	1073.71	Fulton Hogan Land Development Limited	Amend H5.6.17 (2) to 'Rainwater tanks located within a required outlook area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.72	Fulton Hogan Land Development Limited	Amend H5.6.17 (3) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m2 of the required 20m2 area.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.73	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission [refer to page 13 of submission for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.74	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission. If standard is retained amend as described [refer to page 13 for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.75	Fulton Hogan Land Development Limited	Delete H5.6.19 (Deep soil area and canopy tree) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.76	Fulton Hogan Land Development Limited	Delete H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.77	Fulton Hogan Land Development Limited	Delete H5.6.21 (Residential waste management) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1073.78	Fulton Hogan Land Development Limited	Amend H5.8.1.(2) as set out in the submission [refer to page 14 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.79	Fulton Hogan Land Development Limited	Amend H5.8.1.(3) as set out in the submission [refer to page 15 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.80	Fulton Hogan Land Development Limited	Retain H5.8.1.(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.81	Fulton Hogan Land Development Limited	Approve deletion of H5.8.1.(5) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.82	Fulton Hogan Land Development Limited	Delete H5.8.1.(6) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.83	Fulton Hogan Land Development Limited	Delete H5.8.1.(7) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.84	Fulton Hogan Land Development Limited	Delete H5.8.2.(2) to align with operative AUP approach as discussed in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.85	Fulton Hogan Land Development Limited	Delete H5.8.2.(2)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.86	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications achieve the matters outlined in the submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.87	Fulton Hogan Land Development Limited	Delete H5.8.2.(3)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.88	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications that infringe maximum height achieve policies as outlined in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.89	Fulton Hogan Land Development Limited	Retain H5.8.2.(5) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.90	Fulton Hogan Land Development Limited	Delete H5.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(6C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.91	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(7) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.92	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(8) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	1073.93	Fulton Hogan Land Development Limited	Retain H5.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.94	Fulton Hogan Land Development Limited	Retain H5.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.95	Fulton Hogan Land Development Limited	Amend H5.8.2.(11) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.96	Fulton Hogan Land Development Limited	Retain H5.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.97	Fulton Hogan Land Development Limited	Retain H5.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.98	Fulton Hogan Land Development Limited	Delete H5.8.2.(14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.99	Fulton Hogan Land Development Limited	Amend H5.8.2.(15) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.100	Fulton Hogan Land Development Limited	Amend H5.8.2.(15A) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.101	Fulton Hogan Land Development Limited	Retain H5.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.102	Fulton Hogan Land Development Limited	Amend H5.8.2.(17) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.103	Fulton Hogan Land Development Limited	Delete H5.8.2.(18) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.104	Fulton Hogan Land Development Limited	Delete H5.8.2.(19) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.105	Fulton Hogan Land Development Limited	Delete H5.8.2.(20) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.106	Fulton Hogan Land Development Limited	Delete H5.8.2.(21) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.107	Fulton Hogan Land Development Limited	Delete H5.8.2.(22) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.108	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.109	Fulton Hogan Land Development Limited	Delete H5.9(2) Deep Soil Area and Canopy Tree. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.110	Fulton Hogan Land Development Limited	Delete H5.9 Residential waste management requirements - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1073.111	Fulton Hogan Land Development Limited	Amend H6.1 Zone description as outlined in submission [refer to page 20 of submission for details] - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.112	Fulton Hogan Land Development Limited	Delete 'Urban heat island'. See page 40 of submission	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.113	Fulton Hogan Land Development Limited	Retain objective H6.2 (B1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS84	Julien Leys	Oppose	1073.114	Fulton Hogan Land Development Limited	Retain objective H6.2 (1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.115	Fulton Hogan Land Development Limited	Delete objective H6.2 (1A) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.116	Fulton Hogan Land Development Limited	Amend objective H6.2 (2) to 'Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. contributes to the creation of neighbourhoods with a high density residential built character, in a variety of forms comprising residential buildings generally up to five storeys.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.117	Fulton Hogan Land Development Limited	Retain operative H6.2 (3) objective - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.118	Fulton Hogan Land Development Limited	Retain objective H6.2 (4) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.119	Fulton Hogan Land Development Limited	Amend objective H6.2 (5) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change and supports a reduction in carbon emissions..' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.120	Fulton Hogan Land Development Limited	Delete objective H6.2 (6) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.121	Fulton Hogan Land Development Limited	Amend objective H6.2 (7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects supported by adequate infrastructure and services.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.122	Fulton Hogan Land Development Limited	Amend objective H6.2 (8) to 'Enable safer pedestrian movement within the immediate locality of higher density - THAB zone. developments to ensure ease of pedestrian movement to the rapid transport stops as safe street environment, including passive surveillance, for pedestrians within and adjacent to developments.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.123	Fulton Hogan Land Development Limited	Delete objective H6.2 (9) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.124	Fulton Hogan Land Development Limited	Retain policy H6.3 (A1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.125	Fulton Hogan Land Development Limited	Retain policy H6.3 (B1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.126	Fulton Hogan Land Development Limited	Retain policy H6.3 (C1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.127	Fulton Hogan Land Development Limited	Retain policy H6.3 (D1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.128	Fulton Hogan Land Development Limited	Retain policy H6.3 (E1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.129	Fulton Hogan Land Development Limited	Delete policy H6.3 (1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.130	Fulton Hogan Land Development Limited	Delete policy H6.3 (2) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.131	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (3). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.132	Fulton Hogan Land Development Limited	Delete H6.3 (A4) and replace with policies as outlined in the submission [refer to page 22 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.133	Fulton Hogan Land Development Limited	Delete policy H6.3 (4). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.134	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.135	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (6) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.136	Fulton Hogan Land Development Limited	Retain H6.3 (7) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.137	Fulton Hogan Land Development Limited	Retain operative H6.3 (8) policy. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.138	Fulton Hogan Land Development Limited	Retain policy H6.3 (9) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.139	Fulton Hogan Land Development Limited	Retain H6.3 (10) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.140	Fulton Hogan Land Development Limited	Delete policy H6.3 (11). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.141	Fulton Hogan Land Development Limited	Amend policy H6.3 (12) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 23 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.142	Fulton Hogan Land Development Limited	Amend policy H6.3 (13) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 24 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.143	Fulton Hogan Land Development Limited	Delete policy H6.3 (14) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.144	Fulton Hogan Land Development Limited	Delete policy H6.3 (15). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1073.145	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.146	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.147	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A3) as outlined in submission [refer to page 24 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.148	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A4) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.149	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.150	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3C). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.151	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.152	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.153	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.154	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.155	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.156	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.157	Fulton Hogan Land Development Limited	Delete H6.4.1 (A33b). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.158	Fulton Hogan Land Development Limited	Retain H6.4.1 (A35) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.159	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.5 (5) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1073.160	Fulton Hogan Land Development Limited	Delete H6.6.4B. (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.161	Fulton Hogan Land Development Limited	Delete H6.6.4C. (Dwellings within the Infrastructure - Stormwater Disposal Constraints Control).- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.162	Fulton Hogan Land Development Limited	Amend H6.6.5 (Building Height) to provide for 8 storey development as a minimum throughout the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.163	Fulton Hogan Land Development Limited	Delete the different height limits that apply inside and outside walkable catchments.- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.164	Fulton Hogan Land Development Limited	Amend H6.6.6(1), H6.6.6(2a), H6.6.6(3), H6.6.6(4), H6.6.6(5), H6.6.6(6), H6.6.6(7) (Height in relation to boundary) to apply the walkable catchment standard to the entire THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.165	Fulton Hogan Land Development Limited	Reject deletion of H5 6.6 (2b) (Height in relation to boundary (on open space zone boundaries) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.166	Fulton Hogan Land Development Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.167	Fulton Hogan Land Development Limited	Retain H6.6.9. (Yards) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.168	Fulton Hogan Land Development Limited	Retain H6.6.10. (Maximum impervious area) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.169	Fulton Hogan Land Development Limited	Amend H6.6.11. (Building coverage) to align with MDRS. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.170	Fulton Hogan Land Development Limited	Delete additional provisions for sites subject to the Significant Ecological Area Overlay under H6.6.11. (Building coverage. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.171	Fulton Hogan Land Development Limited	Apply H6.6.12. (Landscaped area) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.172	Fulton Hogan Land Development Limited	Apply H6.6.12. (Outlook space) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.173	Fulton Hogan Land Development Limited	Delete H6.6.13. (Daylight). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.174	Fulton Hogan Land Development Limited	Apply H6.6.15. (Outdoor living space) MDRS correctly to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.175	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H6.6.15. (Outdoor living space). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.176	Fulton Hogan Land Development Limited	Amend H6.6.16(1)(b) (Front, side and rear fences and walls) to increase height of side and rear yards to 2.5m. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.177	Fulton Hogan Land Development Limited	Amend H6.6.17(1)(b) (Minimum dwelling size) to refer to 40m².- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.178	Fulton Hogan Land Development Limited	Amend H6.6.18(2) [3] (Rainwater tanks) to 'Rainwater tanks located within a required outlook space area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.179	Fulton Hogan Land Development Limited	Amend H6.6.18(3) [4] (Rainwater tanks) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m² of the required 20m² area.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.180	Fulton Hogan Land Development Limited	Delete H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.181	Fulton Hogan Land Development Limited	Amend H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as outlined in submission if standard is retained [refer to page 30 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.182	Fulton Hogan Land Development Limited	Delete H6.6.20. (Deep soil area and canopy tree). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.183	Fulton Hogan Land Development Limited	Delete H6.6.21. (Safety and privacy buffer to private pedestrian and vehicle accessways). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.184	Fulton Hogan Land Development Limited	Delete H6.6.22. (Residential waste management). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1073.185	Fulton Hogan Land Development Limited	Amend H6.8.1.(2) as outlined in submission [refer to page 31 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.186	Fulton Hogan Land Development Limited	Amend H6.8.1.(3) as outlined in submission [refer to page 32 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.187	Fulton Hogan Land Development Limited	Amend H6.8.1.(4) as outlined in submission [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.188	Fulton Hogan Land Development Limited	Approve deletion of H6.8.1.(5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.189	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(6) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.190	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(7) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.191	Fulton Hogan Land Development Limited	Delete H6.8.2.(2) and replace to align with operative AUP approach [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.192	Fulton Hogan Land Development Limited	Delete H6.8.2.(3) and replace to align with operative AUP approach [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.193	Fulton Hogan Land Development Limited	Delete H6.8.2.(5) and assess the extent that applications that infringe maximum height achieve policies as outlined in the submission [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.194	Fulton Hogan Land Development Limited	Delete H6.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(CA) [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.195	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(7). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.196	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(8). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.197	Fulton Hogan Land Development Limited	Retain H6.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.198	Fulton Hogan Land Development Limited	Retain H6.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.199	Fulton Hogan Land Development Limited	Amend H6.8.2.(11) as outlined in submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.200	Fulton Hogan Land Development Limited	Retain H6.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.201	Fulton Hogan Land Development Limited	Retain H6.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.202	Fulton Hogan Land Development Limited	Delete H6.8.2.(14). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.203	Fulton Hogan Land Development Limited	Amend H6.8.2.(15) as outlined in the submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.204	Fulton Hogan Land Development Limited	Amend H6.8.2.(15A) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.205	Fulton Hogan Land Development Limited	Retain H6.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.206	Fulton Hogan Land Development Limited	Amend H6.8.2.(17) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.207	Fulton Hogan Land Development Limited	Delete H6.8.2.(18). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.208	Fulton Hogan Land Development Limited	Delete H6.8.2.(19). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.209	Fulton Hogan Land Development Limited	Delete H6.8.2.(20). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.210	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.211	Fulton Hogan Land Development Limited	Delete H6.8.2.(22) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.212	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.213	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.214	Fulton Hogan Land Development Limited	Delete H5.6.9(2) Deep soil area and canopy tree and 'special information requirements' of H5.6.11. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.215	Fulton Hogan Land Development Limited	Delete H5.6.9(3) Residential waste management and 'special information requirements' of H5.6.11 - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1073.216	Fulton Hogan Land Development Limited	Delete objective E38.2 (10)(d) and E38.2 (10)(e).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.217	Fulton Hogan Land Development Limited	Retain objective E38.2 (11) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.218	Fulton Hogan Land Development Limited	Retain policy E38.3 (13) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.219	Fulton Hogan Land Development Limited	Delete policy E38.3 (31) - servicing.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.220	Fulton Hogan Land Development Limited	Delete policy E38.3 (32) - transport infrastructure.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.221	Fulton Hogan Land Development Limited	Retain policies E38.3 (33), E38.3 (34) and E38.3 (35) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.222	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13A) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.223	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13B) as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.224	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13D) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.225	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13E) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.226	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13F) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.227	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13G) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.228	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29A).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.229	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29B).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.230	Fulton Hogan Land Development Limited	Retain E38.5(2A) as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.231	Fulton Hogan Land Development Limited	Amend standards to be complied with under E38.5(2B) as outlined in submission [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.232	Fulton Hogan Land Development Limited	Add the notes under E38.8.1.2 to the versions in the Unitary Plan [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.233	Fulton Hogan Land Development Limited	Retain E38.8.1A as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.234	Fulton Hogan Land Development Limited	Retain E38.8.1A.2 as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.235	Fulton Hogan Land Development Limited	Delete E38.8.2.4. as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.236	Fulton Hogan Land Development Limited	Delete E38.8.2.7.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.237	Fulton Hogan Land Development Limited	Delete E38.8.2.8.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.238	Fulton Hogan Land Development Limited	Retain E38.11.1 as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.239	Fulton Hogan Land Development Limited	Retain E38.11.2 as notified.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.240	Fulton Hogan Land Development Limited	Delete E38.12.1 (10).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.241	Fulton Hogan Land Development Limited	Delete E38.12.1 (11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.242	Fulton Hogan Land Development Limited	Delete E38.12.2 (10).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.243	Fulton Hogan Land Development Limited	Delete E38.12.2 (11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1073.244	Fulton Hogan Land Development Limited	Retain MDRS as notified.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.245	Fulton Hogan Land Development Limited	Retain Accessible car park as notified.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1073.246	Fulton Hogan Land Development Limited	Delete 'Canopy tree'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.247	Fulton Hogan Land Development Limited	Delete 'Coastal erosion hazard area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.248	Fulton Hogan Land Development Limited	Delete 'Deep soil area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.249	Fulton Hogan Land Development Limited	Retain 'Dwelling' as notified.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.250	Fulton Hogan Land Development Limited	Retain 'Floodplain' as notified.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.251	Fulton Hogan Land Development Limited	Retain operative definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.252	Fulton Hogan Land Development Limited	Retain 'Relevant residential zone' as notified.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.253	Fulton Hogan Land Development Limited	Delete 'Servicing area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1073.254	Fulton Hogan Land Development Limited	Delete 'Urban heat island'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1079.1	The Coalition for More Homes	Approve intensification plan change [inferred] in isthmus suburbs [refer to page 5 of submission for definition of 'Isthmus suburbs'].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1079.2	The Coalition for More Homes	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1079.3	The Coalition for More Homes	Remove Special Character Overlay Business, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS84	Julien Leys	Oppose	1079.4	The Coalition for More Homes	Amend criteria for determining Residential Special Character Areas to reflect elements of street and not individual houses if SCAR overlay retained. Underlying zoning should be the zoning that would apply if SCAR did not apply.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS84	Julien Leys	Oppose	1079.5	The Coalition for More Homes	Increase maximum building height within WCs to at least 23m / 6 storeys.	Height	Residential Height - Technical Elements (storeys to height)
FS84	Julien Leys	Oppose	1079.6	The Coalition for More Homes	Increase maximum building height within WC surrounding Newmarket metropolitan centre to at least 35m / 10 storeys	Height	RTN WC Intensification response
FS84	Julien Leys	Oppose	1079.7	The Coalition for More Homes	Increase maximum building height within WC surrounding all train stations in the isthmus to at least 35m / 10 storeys (excluding Te Papapa and Onehunga)	Height	RTN WC Intensification response
FS84	Julien Leys	Oppose	1079.8	The Coalition for More Homes	Amend height limit to at least 8 storeys / 29m for all other walkable catchments in the isthmus [i.e. Avondale to Otahuhu].	Height	RTN WC Intensification response
FS84	Julien Leys	Oppose	1079.9	The Coalition for More Homes	Approve at least 6-storey buildings in all other walkable catchments outside of Isthmus [i.e. outside of area bound by Avondale to Otahuhu].	Height	RTN WC Intensification response
FS84	Julien Leys	Oppose	1079.10	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	1079.11	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Height	RTN WC Intensification response
FS84	Julien Leys	Oppose	1079.12	The Coalition for More Homes	Amend height for THAB sites in the isthmus [Avondale to Otahuhu] which are outside walkable catchments, to at least 6 storeys / 23m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.13	The Coalition for More Homes	Retain Integrated Residential Development as an activity in lower density zones.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1079.14	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.15	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.16	The Coalition for More Homes	Approve standards that enable a mix of activities.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1079.17	The Coalition for More Homes	Approve standards that enable a mix of activities.	Business Zones provisions	Business Zones (General or other)
FS84	Julien Leys	Oppose	1079.18	The Coalition for More Homes	Approve the introduction of Statutory Design Guidance for apartments and medium density in Auckland.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1079.19	The Coalition for More Homes	Include 'Frequent Bus' services in the definition of 'Rapid Transit Service' where they have bus lanes or transit lanes along most of their route.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	1079.20	The Coalition for More Homes	Rezone land within walkable catchment of bus corridors with frequent services and extensive bus priority to enable at least 6 storeys.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1079.21	The Coalition for More Homes	Include arterial corridors within the isthmus [Avondale to Otahuhu] with planned or existing bus priority in the definition of 'Rapid Transit Service' and apply walkable catchment to these corridors.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.22	The Coalition for More Homes	Include the bus corridor from Great North Road (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.23	The Coalition for More Homes	Include the bus corridor from Sandringham Road (from Mt Albert Road to New North Road served by the 24 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.24	The Coalition for More Homes	Include the bus corridor from Dominion Road (from Denbigh Avenue to View Road, served by the 25 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.25	The Coalition for More Homes	Include the bus corridor from Mt Eden Road (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.26	The Coalition for More Homes	Include the bus corridor from Manukau Road (from Onehunga to Broadway, served by the 30 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.27	The Coalition for More Homes	Include the bus corridor from Great South Road (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.28	The Coalition for More Homes	Include the bus corridor from Remuera Road (from Broadway to McFarland St, served by the 75 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.29	The Coalition for More Homes	Include Te Papapa and Onehunga Train Stations as rapid transit stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1079.30	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1079.31	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops
FS84	Julien Leys	Oppose	1079.32	The Coalition for More Homes	Rezone land around Constellation Station (within 800m of station) to enable residential uses as a permitted activity.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1079.33	The Coalition for More Homes	Rezone land to (Business) Mixed Use Zone for land within walkable catchments of rapid transit stations (e.g. Sunnyvale, Fruitvale Road, Meadowbank stations).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1079.34	The Coalition for More Homes	Add low intensity commercial activities such as dairies and cafes up to 100m2 GFA as a permitted activity in the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1079.35	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	1079.36	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS84	Julien Leys	Oppose	1079.37	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	1079.38	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	1079.39	The Coalition for More Homes	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1079.40	The Coalition for More Homes	Increase height limits in highly accessible Town Centres, like those with a station on the rapid transit network, such as Avondale, Onehunga, Greenlane and Mt Albert.	Height	RTN WC Intensification response
FS84	Julien Leys	Oppose	1079.41	The Coalition for More Homes	Amend height in relation to boundary provisions to at least 19m + 60 degrees in areas where submission recommends at least 6 storeys and at least 16m + 60 degrees where submission recommends at least 5 storeys, so as to enable perimeter block housing. Refer to submission for details.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1079.42	The Coalition for More Homes	Approve standards that will enable perimeter block housing in walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.43	The Coalition for More Homes	Delete Standard H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.44	The Coalition for More Homes	Delete Standard H6.6.21 Safety and privacy buffer from private pedestrian vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.45	The Coalition for More Homes	Delete Standard H6.6.22 Residential waste management for up to three dwellings per site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.46	The Coalition for More Homes	Amend standard H6.6.20 to not require the total 10% in one contiguous area on a site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.47	The Coalition for More Homes	Amend Standard H6.6.20 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.48	The Coalition for More Homes	Approve the height in relation to boundary recession plane of 19m + 60 degrees within 21.5m of the site frontage, within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.49	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.50	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.51	The Coalition for More Homes	Apply 19m + 60 degree height in relation to boundary recession plane to all sites zoned THAB in isthmus [Avondale to Otahuhu].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.52	The Coalition for More Homes	Apply 16m + 60 degree height in relation to boundary plane for sites with a height limit of at least 5 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	1079.53	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.54	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (Residential MHU zone).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.55	The Coalition for More Homes	Delete THAB side yard setback within 21.5m of site frontage within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.56	The Coalition for More Homes	Approve Standard H6.6.15(4) - communal outdoor living areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.57	The Coalition for More Homes	Approve Standard H6.6.19 (glazing) but not for private vehicle or pedestrian access.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.58	The Coalition for More Homes	Include a clear definition of how compliance with Standard H6.6.19 (glazing) is achieved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.59	The Coalition for More Homes	Amend Standard H6.6.21 to reduce width requirement to 600mm (safety and privacy buffer).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.60	The Coalition for More Homes	Approve Standard H6.6.22 Residential waste management ['for more than three dwellings' inferred - refer sub-point 1079.45].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1079.61	The Coalition for More Homes	Delete Standard H5.6.19 Deep soil area and canopy tree for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.62	The Coalition for More Homes	Delete Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.63	The Coalition for More Homes	Delete Standard H5.6.21 Residential waste management for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.64	The Coalition for More Homes	Amend standard H5.6.19 to not require the total 10% in one contiguous area on a site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.65	The Coalition for More Homes	Amend Standard H5.6.19 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	1079.66	The Coalition for More Homes	Amend Standard H5.6.20 to reduce width requirement to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.67	The Coalition for More Homes	Approve Standard H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.68	The Coalition for More Homes	Amend height in relation to boundary for four or more dwellings per site within 21.5m of the site frontage to 6m + 60 degrees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1079.69	The Coalition for More Homes	Reject Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS84	Julien Leys	Oppose	1079.70	The Coalition for More Homes	Reject Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS84	Julien Leys	Oppose	1079.71	The Coalition for More Homes	Reject Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	1079.72	The Coalition for More Homes	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1079.73	The Coalition for More Homes	Approve qualifying matter - D9 Significant Ecological Area.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	1079.74	The Coalition for More Homes	Approve qualifying matter - D10 Outstanding Natural Features and Outstanding Natural Landscapes.	Qualifying Matters A-I	ONL and ONF (D10)
FS84	Julien Leys	Oppose	1079.75	The Coalition for More Homes	Approve qualifying matter - D11 Outstanding Natural Character and High Natural Character.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1079.76	The Coalition for More Homes	Approve qualifying matter - D12 Waitakere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1079.77	The Coalition for More Homes	Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1079.78	The Coalition for More Homes	Approve qualifying matter - D17 Historic heritage.	Qualifying Matters A-I	Historic Heritage (D17)

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FS84	Julien Leys	Oppose	1079.79	The Coalition for More Homes	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS84	Julien Leys	Oppose	1079.80	The Coalition for More Homes	Approve qualifying matter - D8 Wetland Management Area.	Qualifying Matters A-I	Wetland Management (D8)
FS84	Julien Leys	Oppose	1079.81	The Coalition for More Homes	Approve qualifying matter - City Centre character buildings and built form controls.	Qualifying Matters Other	Character buildings: City Centre
FS84	Julien Leys	Oppose	1079.82	The Coalition for More Homes	Approve qualifying matter - Auckland War Memorial Museum Viewshaft overlay.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS84	Julien Leys	Oppose	1079.83	The Coalition for More Homes	Approve qualifying matter - Beachlands transport infrastructure control.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS84	Julien Leys	Oppose	1079.84	The Coalition for More Homes	Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters Other	Notable Trees (D13)
FS84	Julien Leys	Oppose	1079.85	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS84	Julien Leys	Oppose	1079.86	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1079.87	The Coalition for More Homes	Reject inclusion of the additional rules of the plan change for dwellings within existing overlay areas.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1079.88	The Coalition for More Homes	Delete Standard H8.6.24A Maximum east-west tower dimension - City Centre Zone.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1079.89	The Coalition for More Homes	Clarify the definition of glazing - City Centre Zone.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1079.90	The Coalition for More Homes	Clarify whether glazing with external louvres is included in 20% requirement - - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1079.91	The Coalition for More Homes	Approve removal of Floor Area Ratio Standards (H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18. H8.6.19, H8.6.20) - City Centre Zone.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1079.92	The Coalition for More Homes	Approve the Queen Street Valley control regarding frontage of older buildings on Queen Street - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1079.93	The Coalition for More Homes	Approve the sunlight access to public open space controls - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1079.94	The Coalition for More Homes	[Inferred] Reject the general height control of 72.5m across the city centre - H8.6.2, City Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1079.95	The Coalition for More Homes	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1980.1	University of Auckland	Delete or amend objectives H8.2(4)(d) and H8.2(13) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1980.2	University of Auckland	Delete or amend Polices H8.3(12A), H8.3(14) and H8.3(30A) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions

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FS84	Julien Leys	Oppose	1980.3	University of Auckland	Delete standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.18, H8.6.19, H8.6.20, and H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1980.4	University of Auckland	Delete standards H8.6.22, H8.6.24, H8.6.24A, H8.6.25, H8.6.25A, H8.6.32, and H8.6.34 or amended to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1980.5	University of Auckland	Delete special information requirement H8.10.1.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1980.6	University of Auckland	Delete Figures 10, 11, 12, 13, 14, 15 and 16 in Appendix 11 Business – City Centre Zone sunlight admission into public places, or amended to address the concerns set out in the submission	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1980.7	University of Auckland	Delete standards I207.6.3 and I207.6.4 and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS84	Julien Leys	Oppose	1980.8	University of Auckland	Delete rules I207.4(A23) and I207.4(A24) and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS84	Julien Leys	Oppose	1980.9	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS84	Julien Leys	Oppose	1980.10	University of Auckland	Apply building heights of at least 30m to 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1980.11	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS84	Julien Leys	Oppose	1980.12	University of Auckland	Supports the identification of 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton being located within a walkable catchment.	Walkable Catchments	WC City Centre - Extent

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FS84	Julien Leys	Oppose	1086.1	Sonn Group	Amend the plan change provisions to give effect to the NPS-UD and RM Enabling Act.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1086.2	Sonn Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act .	Plan making and procedural	General
FS84	Julien Leys	Oppose	1086.3	Sonn Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1086.4	Sonn Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1086.5	Sonn Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	1086.6	Sonn Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1086.7	Sonn Group	Remove reference to LDRZ [proposed amendments] to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1086.8	Sonn Group	Remove reference to QM under E38.1 Introduction [refer to page 12 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.9	Sonn Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.10	Sonn Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.11	Sonn Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.12	Sonn Group	Delete proposed amendments to E38.3 Policies. [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.13	Sonn Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.14	Sonn Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.15	Sonn Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.16	Sonn Group	Delete proposed amendments to E38.8.2 Standards - residential restricted discretionary activities [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.17	Sonn Group	Delete proposed amendments to E38.11.1 Matters of Control [refer to page 16 submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.18	Sonn Group	Delete proposed amendments to E38.11.2 Assessment Criteria for Controlled Activities [refer to page 16 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.19	Sonn Group	Delete proposed amendments to E38.12.1 Matters of discretion [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1086.20	Sonn Group	Delete proposed amendments to E38.12.2 Assessment Criteria [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision

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FS84	Julien Leys	Oppose	1086.21	Sonn Group	Delete LDRZ in it's entirety	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1086.22	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1086.23	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1086.24	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1086.25	Sonn Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1086.26	Sonn Group	Delete additional objectives inserted at H5.2 [refer to page 20 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1086.27	Sonn Group	Delete additional policies inserted at H5.3 [refer to page 21 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1086.28	Sonn Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1086.29	Sonn Group	Retain proposed provisions under H5.5(4) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1086.30	Sonn Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.31	Sonn Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.32	Sonn Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.33	Sonn Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.34	Sonn Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.35	Sonn Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	1086.36	Sonn Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.37	Sonn Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.38	Sonn Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.39	Sonn Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.40	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.41	Sonn Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.42	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 31 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.43	Sonn Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.44	Sonn Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.45	Sonn Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.46	Sonn Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1086.47	Sonn Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.48	Sonn Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.49	Sonn Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.50	Sonn Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	1086.51	Sonn Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.52	Sonn Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.53	Sonn Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.54	Sonn Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.55	Sonn Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.56	Sonn Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.57	Sonn Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.58	Sonn Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.59	Sonn Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.60	Sonn Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.61	Sonn Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.62	Sonn Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.63	Sonn Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1086.64	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(9) 'for yards'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

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FS84	Julien Leys	Oppose	1086.65	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(10) ‘for maximum impervious areas'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.66	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(11) ‘for building coverage’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.67	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(12) ‘for landscaped area’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.68	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(13) ‘for outlook space’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.69	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(14) ‘for daylight'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.70	Sonn Group	Retain proposed changes to assessment criteria H5.8.2(15) ‘for outdoor living space'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.71	Sonn Group	Delete proposed assessment criteria H5.8.2(15A) ‘for windows to street and pedestrian accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.72	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(16) ‘for front, side and rear walls’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.73	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(17) ‘for minimum dwelling size’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.74	Sonn Group	Delete proposed assessment criteria H5.8.2(18) ‘for deep soil area and canopy’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.75	Sonn Group	Delete proposed assessment criteria H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

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FS84	Julien Leys	Oppose	1086.76	Sonn Group	Delete proposed assessment criteria H5.8.2(20) 'for residential waste'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.77	Sonn Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.78	Sonn Group	Delete proposed assessment criteria H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.79	Sonn Group	Delete proposed special information requirements at H5.9(1), H5.9(2), H5.9(3) and H5.9(4).	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS84	Julien Leys	Oppose	1086.80	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1086.81	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1086.82	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1086.83	Sonn Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1086.84	Sonn Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1086.85	Sonn Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1086.86	Sonn Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1086.87	Sonn Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS84	Julien Leys	Oppose	1086.88	Sonn Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1086.89	Sonn Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1086.90	Sonn Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1086.91	Sonn Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.92	Sonn Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.93	Sonn Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.94	Sonn Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.95	Sonn Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.96	Sonn Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.97	Sonn Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.98	Sonn Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	1086.99	Sonn Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.100	Sonn Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.101	Sonn Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.102	Sonn Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.103	Sonn Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.104	Sonn Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1086.105	Sonn Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.106	Sonn Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.107	Sonn Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.108	Sonn Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 73 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.109	Sonn Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	1086.110	Sonn Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.111	Sonn Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.112	Sonn Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.113	Sonn Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.114	Sonn Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.115	Sonn Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.116	Sonn Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1086.117	Sonn Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1086.118	Sonn Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1086.119	Sonn Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1086.120	Sonn Group	Retain I615.4 Activity Table Pre-Amble.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS84	Julien Leys	Oppose	1086.121	Sonn Group	Delete the reference to 'except in Sub-Precinct D' under Table I615.4.2(A11).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS84	Julien Leys	Oppose	1086.122	Sonn Group	Reject deletion of I615.6.4 'Activity thresholds Sub-precinct D' standards (1) and (2).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS84	Julien Leys	Oppose	1086.123	Sonn Group	Approve the broad application of the MHU zone. See page 4 of submission.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1086.124	Sonn Group	Approve the application of THAB within walkable catchments. See page 5 of submission.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1086.125	Sonn Group	Reject introduction of QMs into zones [See page 5 of submission - refer to submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1086.126	Sonn Group	Reject inclusion of Westgate Precinct as a qualifying matter. See page 7 of submission.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS84	Julien Leys	Oppose	1175.1	SD Patel Family Trust	Increase the existing 13m Height Variation Control at 4A Seymour Street and 6 Seymour Street, Ponsonby to 21m (6 storeys)	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1182.1	Body Corporate 128255	Remove the special character overlay from the site at 11 Cowan Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	1182.2	Body Corporate 128255	Rezone the site at 11 Cowan Street, Ponsonby from Low Density Residential zone to Terrace Housing and Apartment Building zone	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	1182.3	Body Corporate 128255	Apply a maximum height limit of 19m via a Height Variation Control to the property at 11 Cowan Street, Ponsonby.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1359.1	Hugh Green Limited	Retain the National Grid Corridor Overlay provisions in D26 without change.	Qualifying Matters A-I	National Grid (D26)
FS84	Julien Leys	Oppose	1359.2	Hugh Green Limited	Retain the Natural Hazard provisions in E36 without change.	Qualifying Matters Other	Natural Hazards that are less than significant
FS84	Julien Leys	Oppose	1359.3	Hugh Green Limited	Reject additional rules beyond existing provisions which accommodate qualifying matters that would create new restrictions to development [refer to page 3 of submission for details].	Plan making and procedural	General

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FS84	Julien Leys	Oppose	1359.4	Hugh Green Limited	Relocate all proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland - wide or precinct provisions. [refer to page 4 for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1359.5	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters] relocating all new rules related to Significant Ecological Areas to section D9.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	1359.6	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters by] inserting a new overlay section for Infrastructure Constraints.	Qualifying Matters - Infrastructure	H22 Strategic Transport Zone
FS84	Julien Leys	Oppose	1359.7	Hugh Green Limited	Delete the proposed Low Density Residential Zone in full.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1359.8	Hugh Green Limited	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1359.9	Hugh Green Limited	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1359.10	Hugh Green Limited	Rezone all vested reserves proposed to be within a residential zone to the appropriate Open Space zone.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1359.11	Hugh Green Limited	Retain the phrase 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' for floodplain definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1359.12	Hugh Green Limited	Delete H5.6.19, H5.6.20, H5.6.21 from standards to be complied with under H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1359.13	Hugh Green Limited	Delete H6.6.20, H6.6.21, H6.6.22 from standards to be complied with under H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1359.14	Hugh Green Limited	Delete H6.6.20(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1359.15	Hugh Green Limited	Amend H6.6.20(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1359.16	Hugh Green Limited	Delete H5.6.19(1)(c)	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1359.17	Hugh Green Limited	Amend H5.6.19(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1359.18	Hugh Green Limited	Amend H5.6.14(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1359.19	Hugh Green Limited	Amend H5.6.19 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1359.20	Hugh Green Limited	Amend H6.6.15(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1359.21	Hugh Green Limited	Amend H6.6.20 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1359.22	Hugh Green Limited	Amend provisions under E38 to reflect requested changes to MHU and THAB zone provisions [refer to page 6 of submission for details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1359.23	Hugh Green Limited	Amend site size requirements under Tables E38.8.2.3.1 and E38.8.3.1.1 so the requirements for the LDR (if retained) and the THAB zone match the requirements for the MHU zone.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1359.24	Hugh Green Limited	Amend Table E38.4.2 to provide for vacant sites subdivision within the LDR (if retained), MHU zone and THAB zone as a controlled activity, regardless of the size of the parent site, subject to compliance with all of the relevant standards.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1359.25	Hugh Green Limited	Amend H16.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Heavy Industry Zone
FS84	Julien Leys	Oppose	1359.26	Hugh Green Limited	Amend H17.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Light Industry Zone
FS84	Julien Leys	Oppose	1359.27	Hugh Green Limited	Amend Auckland-wide Land disturbance – District provisions at E12.5 Notification as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1359.28	Hugh Green Limited	Amend Auckland-wide - Infrastructure Transport provisions at E27.5(1) as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1359.29	Hugh Green Limited	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1359.30	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	1359.31	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1359.32	Hugh Green Limited	Amend to 'apply a 27m height variation control for Mixed Use and THAB sites within 400m of the Onehunga town centre to match the height limit of the town centre.'	Centres - NPS-UD Policy 3d response	Onehunga Town Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	1359.33	Hugh Green Limited	Apply MDRS to Flat Bush Sub-precinct C.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1359.34	Hugh Green Limited	Apply MDRS to all other relevant HASHAA precincts [refer to page 10 of submission for details].	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	1359.35	Hugh Green Limited	Approve zoning of SHZ and MHS land to MHU within Redhills Precinct.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS84	Julien Leys	Oppose	1359.36	Hugh Green Limited	Rezone land within 200m of the Local Centre Zone in the centre of the Redhills Precinct to THAB [refer to page 12 and Appendix 1 in submission for details].	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1359.37	Hugh Green Limited	Extend WC boundary of Westgate Metropolitan Centre over the THAB zone extent of 1 Dunlop Road and 76-78 Fred Taylor Drive, Massey.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS84	Julien Leys	Oppose	1359.38	Hugh Green Limited	Apply the THAB zone to a WC generally within 200m of the Local Centre zone in the centre of the Redhills Precinct and identify this land as the WC for the Redhills Local Centre [refer to page 12 and Appendix 1 in submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS84	Julien Leys	Oppose	1359.39	Hugh Green Limited	Amend I610.4 to clarify which rules in the Redhills Precinct replace those in underlying zones for up to three dwellings [refer to page 12 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS84	Julien Leys	Oppose	1359.40	Hugh Green Limited	Remove the ridgeline protection overlay along Redhills Road.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS84	Julien Leys	Oppose	1359.41	Hugh Green Limited	Amend standards I610.6.4(1) and I610.6.4(2) to remove reference to Redhills Precinct: Precinct Plan 1.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS84	Julien Leys	Oppose	1359.42	Hugh Green Limited	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 to be consistent with memorandum as set out in appendix 2 [refer to Appendix 2 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS84	Julien Leys	Oppose	1359.43	Hugh Green Limited	Approve the changes to the noise attenuation standards within the Strategic Transport Corridor zone.	Other Zones provisions	H22 Strategic Transport Zone
FS84	Julien Leys	Oppose	1359.44	Hugh Green Limited	Delete the 'zone and precinct standards to be complied with" column' under Table I449.4.1.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.45	Hugh Green Limited	Delete I449.4.1 (A7) [sic A7A] and I449.4.1 (A9) and associated provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.46	Hugh Green Limited	Delete standard I449.6.2.2.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.47	Hugh Green Limited	Amend Standard H22.6.4 to specify that Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1359.48	Hugh Green Limited	Approve THAB zoning of sites immediately adjoining the Pinehill Local Centre, including 3 Ballymore Drive and 5 Ballymore Drive, Pinehill.	Centres - NPS-UD Policy 3d response	Greville Local Centre - extent of intensificatio n
FS84	Julien Leys	Oppose	1359.49	Hugh Green Limited	Amend height in relation to boundary standards for business zones to include 'The height in relation to boundary standard does not apply to internal zone boundaries within a site or group of sites.' [or similar].	Business Zones provisions	General
FS84	Julien Leys	Oppose	1359.50	Hugh Green Limited	Amend I449.1 to 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.' [refer to page 21 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.51	Hugh Green Limited	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.52	Hugh Green Limited	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.53	Hugh Green Limited	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.54	Hugh Green Limited	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.55	Hugh Green Limited	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.56	Hugh Green Limited	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.57	Hugh Green Limited	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.58	Hugh Green Limited	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.59	Hugh Green Limited	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.60	Hugh Green Limited	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.61	Hugh Green Limited	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.62	Hugh Green Limited	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS84	Julien Leys	Oppose	1359.63	Hugh Green Limited	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.64	Hugh Green Limited	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.65	Hugh Green Limited	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.66	Hugh Green Limited	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.67	Hugh Green Limited	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.68	Hugh Green Limited	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.69	Hugh Green Limited	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.70	Hugh Green Limited	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.71	Hugh Green Limited	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.72	Hugh Green Limited	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.73	Hugh Green Limited	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.74	Hugh Green Limited	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.75	Hugh Green Limited	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.76	Hugh Green Limited	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.77	Hugh Green Limited	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1359.78	Hugh Green Limited	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.79	Hugh Green Limited	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.80	Hugh Green Limited	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.81	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.82	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.83	Hugh Green Limited	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.84	Hugh Green Limited	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1359.85	Hugh Green Limited	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	1380.1	Synergy Planning	Remove the Special Character Areas Residential overlay qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	1380.2	Synergy Planning	Remove the Combined Wastewater Network Control qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS84	Julien Leys	Oppose	1380.3	Synergy Planning	Rezone 2 Anglesea Street, Freemans Bay and apply MDRS (submitter considers either Mixed Housing Urban or THAB zoning to be appropriate).	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	1430.1	Hanno Willers	Increase walking catchments.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	1430.2	Hanno Willers	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1430.3	Hanno Willers	Enable or encourage perimeter block development.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1442.1	Jeremy Christian Hansen	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1442.2	Jeremy Christian Hansen	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	1543.1	Winton Land Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1543.2	Winton Land Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1543.3	Winton Land Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	1543.4	Winton Land Limited	Delete the proposed requirement D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1543.5	Winton Land Limited	Retain the proposed mapping extent of the Waitakere Ranges Heritage Area as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1543.6	Winton Land Limited	Delete the proposed information requirements for ecological and landscape assessments under D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1543.7	Winton Land Limited	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS84	Julien Leys	Oppose	1543.8	Winton Land Limited	Retain new objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.9	Winton Land Limited	Retain the new policy D14.3(5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.10	Winton Land Limited	Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.11	Winton Land Limited	Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.12	Winton Land Limited	Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.13	Winton Land Limited	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.14	Winton Land Limited	Retain new assessment criterion D14.8.2(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.15	Winton Land Limited	Approve Ridgeline Protection Overlay identified as a QM.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1543.16	Winton Land Limited	Retain new policy D15.3(3) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1543.17	Winton Land Limited	Retain amended rule D15.4.1(A1) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1543.18	Winton Land Limited	Retain new standard D15.6.1 as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1543.19	Winton Land Limited	Retain amended matters of discretion D15.8.1(1) and D15.8.1(2), and amended assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.20	Winton Land Limited	Remove the proposed special information required for landscape and visual assessments under D15.9.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1543.21	Winton Land Limited	Remove Local and Public Views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS84	Julien Leys	Oppose	1543.22	Winton Land Limited	Retain Historic Heritage Overlay as a QM, and existing rules.	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	1543.23	Winton Land Limited	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1543.24	Winton Land Limited	Retain the proposed amendments to D18.1 Background if D18 Special Character is retained as a QM.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.25	Winton Land Limited	Delete the new Special Character Area Overlay - Residential objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.26	Winton Land Limited	Retain the new introductory statement (3) to D18.4 if the LDR Zone is removed from the Plan.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.27	Winton Land Limited	Remove the new introductory statement (3) to D18.4 if the LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.28	Winton Land Limited	Delete the proposed provisions in Activity Table D18.4.1.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.29	Winton Land Limited	Retain the proposed provisions in Activity Table D18.4.1 if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.30	Winton Land Limited	Delete new introductory statements at (3) and (5) Activity Table D18.4 'Special Character Areas Overlay - Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	1543.31	Winton Land Limited	Delete new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay - Residential'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.32	Winton Land Limited	Delete any duplication of underlying zone requirements relating to new standards D18.6.1A.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.33	Winton Land Limited	Retain new standards D18.6.1A if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.34	Winton Land Limited	Delete proposed new standard under D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.35	Winton Land Limited	Delete proposed standard under D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.36	Winton Land Limited	Delete proposed provisions under D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.37	Winton Land Limited	Delete proposed provisions under D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.38	Winton Land Limited	Delete proposed provisions under D18.6.1A.5 ' Care centres accommodating up to 10 people per site excluding staff' to rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.39	Winton Land Limited	Delete new proposed purpose statement under D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.40	Winton Land Limited	Delete proposed provisions under D18.6.1.2 'Height in relation to boundary' in relation to the purpose and standard to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.41	Winton Land Limited	Delete proposed provisions under D18.6.1.3 'Yards' in relation to the purpose and standard.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.42	Winton Land Limited	Delete proposed new purpose under D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.43	Winton Land Limited	Delete proposed provisions under D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.44	Winton Land Limited	Delete proposed provisions under D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.45	Winton Land Limited	Delete proposed provisions under D18.6.7 'Fences' in relation to purpose and standard to rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.46	Winton Land Limited	Delete proposed changes under D18.8.1.1 'Matters of discretion' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.47	Winton Land Limited	Delete proposed changes under D18.8.2.1 'Assessment criteria' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.48	Winton Land Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1543.49	Winton Land Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1543.50	Winton Land Limited	Remove reference to QM under E38.1 Introduction.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.51	Winton Land Limited	Delete proposed Objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.52	Winton Land Limited	Delete proposed amendments to E38.3 Policies.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.53	Winton Land Limited	Delete proposed amendments to E38.4.2 Activity Table.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.54	Winton Land Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.55	Winton Land Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.56	Winton Land Limited	Delete proposed amendments to E38.8.2 Standards - Residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.57	Winton Land Limited	Delete proposed amendments to E38.11.1 Matters of control.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.58	Winton Land Limited	Delete proposed amendments to E38.11.2 Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.59	Winton Land Limited	Delete proposed amendments to E38.12.1 Matters of discretion.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.60	Winton Land Limited	Delete proposed amendments to E38.12.2 Assessment criteria.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.61	Winton Land Limited	Retain application of Residential Single House zone to periphery of the region [refer to page 42 of the submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1543.62	Winton Land Limited	Delete LDR zone in its entirety [see page 43 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1543.63	Winton Land Limited	Retain the provisions of the MHS zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1543.64	Winton Land Limited	Retain the provisions of the MHS zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS84	Julien Leys	Oppose	1543.65	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1543.66	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1543.67	Winton Land Limited	Delete additional objectives inserted at H5.2 Objectives.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1543.68	Winton Land Limited	Delete additional policies inserted at H5.3 Policies.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1543.69	Winton Land Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1543.70	Winton Land Limited	Retain proposed provisions under H5.5(4) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1543.71	Winton Land Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.72	Winton Land Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.73	Winton Land Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details]. .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.74	Winton Land Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.75	Winton Land Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.76	Winton Land Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.77	Winton Land Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.78	Winton Land Limited	Delete QM and SEA requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.79	Winton Land Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.80	Winton Land Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.81	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.82	Winton Land Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.83	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.84	Winton Land Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.85	Winton Land Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.86	Winton Land Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.87	Winton Land Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1543.88	Winton Land Limited	Delete proposed provisions under H5.7.1 Matters of control and H5.7.2(1) Assessment criteria for controlled activities.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.89	Winton Land Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.90	Winton Land Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.91	Winton Land Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.92	Winton Land Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.93	Winton Land Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.94	Winton Land Limited	Delete matter of discretion at H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.95	Winton Land Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.96	Winton Land Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.97	Winton Land Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.98	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.99	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.100	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.101	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.102	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.103	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.104	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.105	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.106	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.107	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.108	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.109	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.110	Winton Land Limited	Delete proposed changes to Assessment criteria under H5.8.2(18) for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.111	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.112	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.113	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.114	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.115	Winton Land Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.116	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1543.117	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.118	Winton Land Limited	Retain MDRS provisions under H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1543.119	Winton Land Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1543.120	Winton Land Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1543.121	Winton Land Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1543.122	Winton Land Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1543.123	Winton Land Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1543.124	Winton Land Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1543.125	Winton Land Limited	Delete new standards at H6.6 [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.126	Winton Land Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.127	Winton Land Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.128	Winton Land Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.129	Winton Land Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.130	Winton Land Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.131	Winton Land Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.132	Winton Land Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.133	Winton Land Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.134	Winton Land Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.135	Winton Land Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.136	Winton Land Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree),	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.137	Winton Land Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.138	Winton Land Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1543.139	Winton Land Limited	Delete proposed provisions under H6.7.1 Matters of control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.140	Winton Land Limited	Delete proposed provisions under H6.7.2 Assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.141	Winton Land Limited	Reject Matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.142	Winton Land Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.143	Winton Land Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.144	Winton Land Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.145	Winton Land Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.146	Winton Land Limited	Delete other proposed provisions under H6.8.1 matters of discretion [refer to page 98 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.147	Winton Land Limited	Delete proposed provisions under H6.8.2 assessment criteria [refer to page 101 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.148	Winton Land Limited	Delete proposed provisions under H6.9 Special information requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.149	Winton Land Limited	Retain amendments to H8.1 zone description that directly support implementation of the NPS-UD.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.150	Winton Land Limited	Delete proposed provisions in H8.1 Zone description in relation to QM.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.151	Winton Land Limited	Delete proposed provisions at H8.2 Objectives relating to QM.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.152	Winton Land Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character at H8.2 Objectives,	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.153	Winton Land Limited	Retain all other proposed changes to H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.154	Winton Land Limited	Delete proposed provisions relation to QM at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.155	Winton Land Limited	Amend references to 'human scale' to better define/describe the outcomes sought at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.156	Winton Land Limited	Amend prescriptive nature of policies relation to built form and massing standards at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.157	Winton Land Limited	Retain all other proposed changes to H8.3 Policies [refer to page 111 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.158	Winton Land Limited	Delete the identification of QM from H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.159	Winton Land Limited	Retain other proposed changes to H8.4.1 Activity Table [refer to page 113 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.160	Winton Land Limited	Retain proposed provisions for H8.6.2 (General building height).	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1543.161	Winton Land Limited	Retain proposed provisions H8.6.5 (Harbour edge height control plane).	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1543.162	Winton Land Limited	Retain operative standard H8.6.6 'Exception to the harbour edge height control plane'.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.163	Winton Land Limited	Retain the operative provision H8.6.8(1)(b) 'Measuring building height'.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1543.164	Winton Land Limited	Retain provisions as proposed for H8.6.9 (Rooftops).	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.165	Winton Land Limited	Approve proposed deletion of standard H.8.6.10 (Basic floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.166	Winton Land Limited	Approve proposed deletion of standard H8.6.11(Bonus floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.167	Winton Land Limited	Approve proposed deletion of standard H8.6.12 (Bonus floor area ratio - light and outlook).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.168	Winton Land Limited	Approve proposed deletion of standard H8.6.13 (Bonus floor area - use or transfer of historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.169	Winton Land Limited	Approve proposed deletion of standard H8.6.14 (Bonus floor area - securing historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.170	Winton Land Limited	Approve proposed deletion of standard H8.6.15 (Bonus floor area - bonus floor space calculation for scheduled heritage buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.171	Winton Land Limited	Approve proposed deletion of standard H8.6.16 (Bonus floor area - bonus floor space calculation for identified special character buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.172	Winton Land Limited	Approve proposed deletion of standard H8.6.17 (Bonus floor area - public open space).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.173	Winton Land Limited	Approve proposed deletion of standard H8.6.18 (Bonus floor area - through-site link).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.174	Winton Land Limited	Approve proposed deletion of standard H8.6.19 (Bonus floor area - through-site links through identified blocks).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.175	Winton Land Limited	Approve proposed deletion of standard H8.6.20 (Bonus floor area - works of art).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.176	Winton Land Limited	Approve proposed deletion of standard H8.6.21 Maximum total floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1543.177	Winton Land Limited	Approve proposed deletion of standard H.6.8.23 (Streetscape improvement and landscaping).	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.178	Winton Land Limited	Delete proposed provisions for H8.6.24 (Maximum tower dimension, setback from the street and tower separation in special height area).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.179	Winton Land Limited	Delete proposed provisions under H8.6.24A (Maximum east-west tower dimension).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1543.180	Winton Land Limited	Delete proposed amendments to standard H8.6.25 (Building frontage alignment and height).	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.181	Winton Land Limited	Delete proposed provisions under H8.6.25A (Building setback from boundaries).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1543.182	Winton Land Limited	Retain proposed provisions under H8.6.34 (Through-site links).	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.183	Winton Land Limited	Delete proposed changes or otherwise amend as requested for H8.8.1 Matters of discretion [refer to page 119 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.184	Winton Land Limited	Delete proposed provisions or otherwise amend as required for H8.8.2 Assessment Criteria [refer to page 120 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1543.185	Winton Land Limited	Remove any reference to QM in zone description H13.1.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.186	Winton Land Limited	Remove any reference to QM for H13.2 Objectives.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.187	Winton Land Limited	Remove any reference to QM for H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.188	Winton Land Limited	Remove any reference to QM under the purpose of standard H13.6.1 Building height.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.189	Winton Land Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1543.190	Winton Land Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1543.191	Winton Land Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1543.192	Winton Land Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1543.193	Winton Land Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.194	Winton Land Limited	No specific decision stated in relation to inclusion of ONC/HNC overlays as qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1543.195	Winton Land Limited	No specific decision stated in relation to mapping of ONC/HNC areas within RUB are zoned LDR, Large Lot, Open Space - Conservation, Open Space - Informal Recreation and FUZ.	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1543.196	Winton Land Limited	No specific decision stated in relation to rule D11.4.1(A12).	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1543.197	Winton Land Limited	No specific decision stated in relation to clarification for D12.4, new rules D12.4.1(A3A), D12.4.1(A6A), and site specific rules and standards identified as qualifying matters.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1543.198	Winton Land Limited	No specific decision stated in relation to amended chapter name and inclusion as a qualifying matter in accordance with Section 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.199	Winton Land Limited	No specific decision stated in relation to existing rules identified as qualifying matters under D14.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.200	Winton Land Limited	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.201	Winton Land Limited	Retain new standard D14.6.7 Earthworks in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.202	Winton Land Limited	Delete proposed policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.203	Winton Land Limited	Amend standards to be complied with to rely on underlying zone to a greater extent if the LDR Zone is deleted.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1543.204	Winton Land Limited	No specific decision sought in relation to amendments to Table E12.4.2 'Activity table - overlays' regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.205	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.1 Matters of discretion regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.206	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.2 Assessment criteria regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.207	Winton Land Limited	No specific decision sought in relation to amendments made to Chapter E26 Infrastructure in relation to D14 Maunga viewshafts and heights and building sensitive areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1543.208	Winton Land Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.209	Winton Land Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1543.210	Winton Land Limited	No specific decision sought in relation to insertion of new section G2 Walkable Catchments.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	1543.211	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1543.212	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1543.213	Winton Land Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.214	Winton Land Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.215	Winton Land Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.216	Winton Land Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.217	Winton Land Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1543.218	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1543.219	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1543.220	Winton Land Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.221	Winton Land Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1543.222	Winton Land Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.223	Winton Land Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.224	Winton Land Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.225	Winton Land Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1543.226	Winton Land Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1543.227	Winton Land Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1543.228	Winton Land Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1582.1	Jervois Properties Limited	Remove the Special Character Area overlay from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	1582.2	Jervois Properties Limited	Delete the Height Variation Control from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	1585.1	Gibbonsco Management Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.2	Gibbonsco Management Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1585.3	Gibbonsco Management Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1585.4	Gibbonsco Management Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1585.5	Gibbonsco Management Limited	Request that Walkable Catchments and the associated intensification outcomes are applied more broadly, or broadly enable greater development potential across the THAB and Mixed Use zones (and some centre zones), not just inside walkable catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	1585.6	Gibbonsco Management Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act. Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1585.7	Gibbonsco Management Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1585.8	Gibbonsco Management Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	1585.9	Gibbonsco Management Limited	Remove proposed requirement at D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1585.10	Gibbonsco Management Limited	Retain proposed mapping extent as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1585.11	Gibbonsco Management Limited	Remove proposed blanket information requirements at D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1585.12	Gibbonsco Management Limited	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS84	Julien Leys	Oppose	1585.13	Gibbonsco Management Limited	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.14	Gibbonsco Management Limited	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1585.15	Gibbonsco Management Limited	Retain new rules D14.4.1(A7A)-(A7D).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1585.16	Gibbonsco Management Limited	Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1585.17	Gibbonsco Management Limited	Retain new standard D14.6.5 (Building coverage).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1585.18	Gibbonsco Management Limited	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1585.19	Gibbonsco Management Limited	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1585.20	Gibbonsco Management Limited	Approve identification of the Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1585.21	Gibbonsco Management Limited	Retain new policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1585.22	Gibbonsco Management Limited	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1585.23	Gibbonsco Management Limited	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1585.24	Gibbonsco Management Limited	Retain amended matters of discretion - D15.8.1(1) and (2) to specify 'height', design 'including materials' and effects on 'existing vegetation' in addition to existing matters.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.25	Gibbonsco Management Limited	Remove proposed requirement for all applications to be accompanied by a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1585.26	Gibbonsco Management Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS84	Julien Leys	Oppose	1585.27	Gibbonsco Management Limited	Retain Historic Heritage Overlay provisions as notified due to this being identified as an identified qualifying matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	1585.28	Gibbonsco Management Limited	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1585.29	Gibbonsco Management Limited	Retain proposed amendments to D18.1 Background if the Special Character Overlay is retained.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1585.30	Gibbonsco Management Limited	Remove proposed New 'Special Character Areas Overlay – Residential' objectives [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.31	Gibbonsco Management Limited	Remove proposed new 'Special Character Areas Overlay – Residential' policies.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.32	Gibbonsco Management Limited	Retain new introductory statement (3) to D18.4 Activity table if LDR Zone is deleted from the Unitary Plan (preferred), or remove new introductory statement (3) to D18.4 Activity table if LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.33	Gibbonsco Management Limited	Remove proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential' if underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.34	Gibbonsco Management Limited	Remove new introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	1585.35	Gibbonsco Management Limited	Remove new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' but remove any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.36	Gibbonsco Management Limited	Retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.37	Gibbonsco Management Limited	Remove new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.38	Gibbonsco Management Limited	Remove standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.39	Gibbonsco Management Limited	Remove new standard D18.6.1A.3 'Home occupations' and rely on the underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.40	Gibbonsco Management Limited	Remove new standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.41	Gibbonsco Management Limited	Remove new standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.42	Gibbonsco Management Limited	Remove proposed new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.43	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.2 'Height in relation to boundary' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.44	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.45	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.46	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1. 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.47	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.48	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.7. ‘Fences, walls and other structures' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.49	Gibbonsco Management Limited	Remove proposed new matters of discretion at D18.8.1.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to pages 30-32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.50	Gibbonsco Management Limited	Remove proposed new assessment criteria at D18.8.2.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to page 32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1585.51	Gibbonsco Management Limited	Remove 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1585.52	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1585.53	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1585.54	Gibbonsco Management Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.55	Gibbonsco Management Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.56	Gibbonsco Management Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.57	Gibbonsco Management Limited	Delete proposed amendments to E38.3 Policies. [refer to page 35 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.58	Gibbonsco Management Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.59	Gibbonsco Management Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.60	Gibbonsco Management Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 38 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.61	Gibbonsco Management Limited	Delete proposed amendments to E38.8.2 [refer to pages 38-39 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.62	Gibbonsco Management Limited	Delete proposed amendments to E38.11.1 [refer to page 39 submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.63	Gibbonsco Management Limited	Delete proposed amendments to E38.11.2 [refer to pages 39-40 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.64	Gibbonsco Management Limited	Delete proposed amendments to E38.12.1 [refer to page 40 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.65	Gibbonsco Management Limited	Delete proposed amendments to E38.12.2 [refer to pages 40-41 of the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1585.66	Gibbonsco Management Limited	Retain application of zone to periphery of the region. [refer to pages 42 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1585.67	Gibbonsco Management Limited	Delete LDR zone in its entirety [refer to pages 43-44 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1585.68	Gibbonsco Management Limited	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1585.69	Gibbonsco Management Limited	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS84	Julien Leys	Oppose	1585.70	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1585.71	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	1585.72	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1585.73	Gibbonsco Management Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1585.74	Gibbonsco Management Limited	Delete additional objectives inserted at H5.2 [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.75	Gibbonsco Management Limited	Delete additional policies inserted at H5.3 [refer to page 46-48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1585.76	Gibbonsco Management Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to pages 48-49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1585.77	Gibbonsco Management Limited	Retain proposed provisions under H5.5(4) [refer to pages 49-51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1585.78	Gibbonsco Management Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.79	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.80	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.81	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.82	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.83	Gibbonsco Management Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.84	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.85	Gibbonsco Management Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.86	Gibbonsco Management Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 54 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.87	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.88	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.89	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.90	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.91	Gibbonsco Management Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.92	Gibbonsco Management Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.93	Gibbonsco Management Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.94	Gibbonsco Management Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1585.95	Gibbonsco Management Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.96	Gibbonsco Management Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.97	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.98	Gibbonsco Management Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.99	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.100	Gibbonsco Management Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.101	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.102	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.103	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.104	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.105	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.106	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.107	Gibbonsco Management Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.108	Gibbonsco Management Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.109	Gibbonsco Management Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.110	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.111	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.112	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.113	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.114	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.115	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.116	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.117	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.118	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.119	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.120	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.121	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.122	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.123	Gibbonsco Management Limited	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 80 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.124	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.125	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.126	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.127	Gibbonsco Management Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1585.128	Gibbonsco Management Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1585.129	Gibbonsco Management Limited	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1585.130	Gibbonsco Management Limited	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1585.131	Gibbonsco Management Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1585.132	Gibbonsco Management Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.133	Gibbonsco Management Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1585.134	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1585.135	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1585.136	Gibbonsco Management Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1585.137	Gibbonsco Management Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.138	Gibbonsco Management Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.139	Gibbonsco Management Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.140	Gibbonsco Management Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.141	Gibbonsco Management Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.142	Gibbonsco Management Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.143	Gibbonsco Management Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.144	Gibbonsco Management Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.145	Gibbonsco Management Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.146	Gibbonsco Management Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.147	Gibbonsco Management Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.148	Gibbonsco Management Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.149	Gibbonsco Management Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.150	Gibbonsco Management Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1585.151	Gibbonsco Management Limited	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.152	Gibbonsco Management Limited	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.153	Gibbonsco Management Limited	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.154	Gibbonsco Management Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.155	Gibbonsco Management Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.156	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.157	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.158	Gibbonsco Management Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.159	Gibbonsco Management Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.160	Gibbonsco Management Limited	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.161	Gibbonsco Management Limited	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.162	Gibbonsco Management Limited	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1585.163	Gibbonsco Management Limited	Retain provisions in H8.1 Zone description which directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - methodology and principles
FS84	Julien Leys	Oppose	1585.164	Gibbonsco Management Limited	Delete references to QM in the Business - City Centre Zone [refer to submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1585.165	Gibbonsco Management Limited	Delete reference to QM in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.166	Gibbonsco Management Limited	Delete proposed provisions relating to qualifying matters under H8.2 objectives. [refer to submission for further details].	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS84	Julien Leys	Oppose	1585.167	Gibbonsco Management Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS84	Julien Leys	Oppose	1585.168	Gibbonsco Management Limited	Retain all other changes [excluding those listed on Page 110] in H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1585.169	Gibbonsco Management Limited	Delete reference to QM in H8.3 policies [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS84	Julien Leys	Oppose	1585.170	Gibbonsco Management Limited	Amend references to 'human scale' to better define / describe the outcomes sought in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1585.171	Gibbonsco Management Limited	Amend prescriptive nature of policies relating to built form and massing standards in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1585.172	Gibbonsco Management Limited	Retain all other proposed changes [excluding those listed on Page 111] in H8.3 Policy.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1585.173	Gibbonsco Management Limited	Delete identification of qualifying matters in H8.4.1 Activity Table [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS84	Julien Leys	Oppose	1585.174	Gibbonsco Management Limited	Retain other proposed changes to the activity table excluding those related to qualifying matters in H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.175	Gibbonsco Management Limited	Retain proposed amendments to Standard H8.6.2. General building height.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1585.176	Gibbonsco Management Limited	Retain proposed amendments to purpose of Standard H8.6.5. Harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1585.177	Gibbonsco Management Limited	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1585.178	Gibbonsco Management Limited	Retain operative standard H8.6.8 Measuring building height.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1585.179	Gibbonsco Management Limited	Retain amendments to Standard H8.6.9. Rooftops.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1585.180	Gibbonsco Management Limited	Delete Standard H8.6.10. Basic floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.181	Gibbonsco Management Limited	Delete Standard H8.6.11. Bonus floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.182	Gibbonsco Management Limited	Delete Standard H8.6.12. Bonus floor area ratio – light and outlook as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.183	Gibbonsco Management Limited	Delete Standard H8.6.13. Bonus floor area – use or transfer of historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.184	Gibbonsco Management Limited	Delete Standard H8.6.14. Bonus floor area – securing historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.185	Gibbonsco Management Limited	Delete Standard H8.6.15. Bonus floor area – bonus floor space calculation for scheduled heritage buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.186	Gibbonsco Management Limited	Delete Standard H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.187	Gibbonsco Management Limited	Delete Standard H8.6.17. Bonus floor area - public open space as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.188	Gibbonsco Management Limited	Delete Standard H8.6.18. Bonus floor area - through-site link as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.189	Gibbonsco Management Limited	Delete Standard H8.6.19. Bonus floor area - through-site links through identified blocks as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.190	Gibbonsco Management Limited	Delete Standard H8.6.20. Bonus floor area - works of art as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.191	Gibbonsco Management Limited	Delete Standard H8.6.21. Maximum total floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	1585.192	Gibbonsco Management Limited	Delete Standard H8.6.23(5) as notified.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1585.193	Gibbonsco Management Limited	Delete proposed amendments to Standard H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) [refer to pages 115-116 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1585.194	Gibbonsco Management Limited	Delete proposed Standard H8.6.24A Maximum east-west tower dimension [refer to pages 116-117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1585.195	Gibbonsco Management Limited	Delete amendments to Standard H8.6.25. Building frontage alignment and height as notified [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1585.196	Gibbonsco Management Limited	Delete proposed new addition of Standard H8.6.25A Building setback from boundaries [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1585.197	Gibbonsco Management Limited	Retain proposed Standard H8.6.34. Through-site links as notified [refer to page 118 of submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1585.198	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1585.199	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	1585.200	Gibbonsco Management Limited	Retain matters at H8.8.(16) as notified [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1585.201	Gibbonsco Management Limited	Delete proposed amendments to H8.8.2 Assessment criteria, or otherwise amend as requested by submitter [refer to pages 120-124 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	1585.202	Gibbonsco Management Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1585.203	Gibbonsco Management Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone

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FS84	Julien Leys	Oppose	1585.204	Gibbonsco Management Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1585.205	Gibbonsco Management Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1585.206	Gibbonsco Management Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1585.207	Gibbonsco Management Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1585.208	Gibbonsco Management Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1585.209	Gibbonsco Management Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1585.210	Gibbonsco Management Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1585.211	Gibbonsco Management Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1585.212	Gibbonsco Management Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1586.1	Shundi Tamaki Village Limited	Retain the Business Mixed Use zone for [inferred] 259, 261 and 263 Morrin Road, St Johns.	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	1586.2	Shundi Tamaki Village Limited	Approve the amendment to I332 Tāmaki Precinct as notified.	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS84	Julien Leys	Oppose	1586.3	Shundi Tamaki Village Limited	Include the properties at 259 Morrin Road, 261 Morrin Road and 263 Morrin Road, St Johns in the walkable catchment of Glen Innes train station.	Walkable Catchments	WC RTN Glen Innes
FS84	Julien Leys	Oppose	1586.4	Shundi Tamaki Village Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1586.5	Shundi Tamaki Village Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1586.6	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1586.7	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	1586.8	Shundi Tamaki Village Limited	Reject the narrow application of walkable catchments through limiting their use to metropolitan centres and rapid transit stops.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	1586.9	Shundi Tamaki Village Limited	Request that precincts across the region, and specifically in the city centre, be reviewed to ensure constraints on development imposed within precincts remain relevant given NPS-UD and MDRS requirements.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS84	Julien Leys	Oppose	1586.10	Shundi Tamaki Village Limited	Apply a Height Variation Control at 261 Morrin Road St Johns to enable height to 35m [refer to submission for details].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS84	Julien Leys	Oppose	1586.11	Shundi Tamaki Village Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS84	Julien Leys	Oppose	1586.12	Shundi Tamaki Village Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1586.13	Shundi Tamaki Village Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS84	Julien Leys	Oppose	1586.14	Shundi Tamaki Village Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	1586.15	Shundi Tamaki Village Limited	Retain objective D14.2 (3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1586.16	Shundi Tamaki Village Limited	Retain policy D14.3 (5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1586.17	Shundi Tamaki Village Limited	Retain D14.4.1 (A7A) - (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1586.18	Shundi Tamaki Village Limited	Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1586.19	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1586.20	Shundi Tamaki Village Limited	Retain D14.8.1 (2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1586.21	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1586.22	Shundi Tamaki Village Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS84	Julien Leys	Oppose	1586.23	Shundi Tamaki Village Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1586.24	Shundi Tamaki Village Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1586.25	Shundi Tamaki Village Limited	Remove reference to QM under E38.1 Introduction [refer to submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.26	Shundi Tamaki Village Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.27	Shundi Tamaki Village Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.28	Shundi Tamaki Village Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1586.29	Shundi Tamaki Village Limited	Delete proposed amendments to E38.3 Policies. [refer to the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.30	Shundi Tamaki Village Limited	Delete proposed provisions E38.8.2 (7), (8), and (9). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.31	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.1 (1) and (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.32	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.2 (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.33	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.1 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.34	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.2 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	1586.35	Shundi Tamaki Village Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.36	Shundi Tamaki Village Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.37	Shundi Tamaki Village Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.38	Shundi Tamaki Village Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.39	Shundi Tamaki Village Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.40	Shundi Tamaki Village Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.41	Shundi Tamaki Village Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.42	Shundi Tamaki Village Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	1586.43	Shundi Tamaki Village Limited	Delete rule I332.4.1 (A1).	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS84	Julien Leys	Oppose	1717.1	Sarah C	Amend the plan by increasing the walkable catchments including around the city centre.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	1717.2	Sarah C	Amend the plan by increasing housing supply around the city centre.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1717.3	Sarah C	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1717.4	Sarah C	Amend the plan by removing height restrictions.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	1729.1	Scott M Winton	Amend the plan to enable perimeter block housing forms to occur by removing front and side yards and leaving open space at the rear of sites.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1729.2	Scott M Winton	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1729.3	Scott M Winton	Reduce the number of Special Character Areas Residential to 5% of what currently exists.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS84	Julien Leys	Oppose	1747.1	Harry Platt	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1765.1	Samson Corporation Limited and Sterling Nominees Limited	Approve the intent and outcomes of the plan change, particularly those provisions that seek to provide for intensification of development within a walkable catchment of centres and public transportation networks. Especially the concept of a '20-minute city', the idea that daily necessities can be accessed by walking or cycling within 20 minutes from one's home.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1765.2	Samson Corporation Limited and Sterling Nominees Limited	Amend the walkable catchments (and the application of the intensification that relates to these catchments) for rapid transit stops to at least 1,200m, as this would go significantly further towards achieving a goal of a 20-Minute City than the currently identified 800m.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	1765.3	Samson Corporation Limited and Sterling Nominees Limited	Apply walkable catchments of 1,200m, and the associated intensification provisions that go with these catchments, to the land surrounding Morningside, Kingsland, Mount Eden and Onehunga Stations. Do not defer applying the intensification provisions to land within the Auckland Light Rail Corridor as notified for those parts of the city that are within 1,200m of existing train stations.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1765.4	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Residential Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Residential Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS84	Julien Leys	Oppose	1765.5	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Business Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Business Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.6	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of Treacy's Building at 505-519 Great North Road, Grey Lynn, as 'Character defining' and keep it identified as 'Character supporting'. (Special Character Schedules, Statements and Maps:15.1.6.6.1 Extent of Area – Business: Grey Lynn)	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.7	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 113-119 Parnell Road, Parnell, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.12.1 Extent of Area – Business: Parnell).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.8	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 273 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.9	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 267-271A Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.10	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 210-212 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific

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FS84	Julien Leys	Oppose	1765.11	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 107 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.12	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 167 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.13	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 207-209 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.14	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 401B Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.15	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 433 Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.16	Samson Corporation Limited and Sterling Nominees Limited	Amend the mapping of 1C Francis Street, West Lynn to exclude the southern corner to 'Non Contributing' as set out in Figure 1 in the submission. (Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1765.17	Samson Corporation Limited and Sterling Nominees Limited	Remove the Special Character Area Overlay – Business from the northern half of the block bounded by Ponsonby Road, Crummer Road, Maidstone Street and Great North Road, Ponsonby, and the consequential removal of the Height Variation Control from this location also. Alternatively, remove just the mapped extent of the Height Variation Control of 13m, so that Rule H10.6.1(1A) applies, noting that the height limit on the northern half of the block will be subject to Rule H10.6.3(1), which requires a 6m setback at 18m and above (due to the residential zoning across Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS84	Julien Leys	Oppose	1962.1	Aedifice Property Group	Approve the QM relating to the Auckland War Memorial Museum Viewshaft.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)

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FS84	Julien Leys	Oppose	1962.2	Aedifice Property Group	Approve the QM relating to the HNC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1962.3	Aedifice Property Group	Approve the QM relating to the Historic Heritage Overlay Place/Extent of Place.	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	1962.4	Aedifice Property Group	Approve the QM relating to the ONC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS84	Julien Leys	Oppose	1962.5	Aedifice Property Group	Approve the QM relating to the ONF overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS84	Julien Leys	Oppose	1962.6	Aedifice Property Group	Approve the QM relating to the ONL overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS84	Julien Leys	Oppose	1962.7	Aedifice Property Group	Approve the QM relating to the Ridgeline Protection overlay.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1962.8	Aedifice Property Group	Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	1962.9	Aedifice Property Group	Approve the QM relating to the SEA overlay.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	1962.10	Aedifice Property Group	Approve the QM relating to the Sites and Places of Significance to Mana Whenua overlay.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS84	Julien Leys	Oppose	1962.11	Aedifice Property Group	Approve the Waitakere Ranges Heritage Area overlay QM.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS84	Julien Leys	Oppose	1962.12	Aedifice Property Group	Delete the QM relating to the Aircraft Noise overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	1962.13	Aedifice Property Group	Delete the QM relating to Coastal Erosion.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1962.14	Aedifice Property Group	Delete the QM relating to Coastal Inundation.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	1962.15	Aedifice Property Group	Delete the QM relating to designations.	Qualifying Matters A-I	Designations
FS84	Julien Leys	Oppose	1962.16	Aedifice Property Group	Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	1962.17	Aedifice Property Group	Delete the QM relating to the Infrastructure - Water and/or Wastewater constraints control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS84	Julien Leys	Oppose	1962.18	Aedifice Property Group	Delete the QM relating to the Infrastructure - Combined Wastewater Network control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS84	Julien Leys	Oppose	1962.19	Aedifice Property Group	Delete the QM relating to the Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS84	Julien Leys	Oppose	1962.20	Aedifice Property Group	Delete the QM relating to the National Grid Corridor overlay.	Qualifying Matters A-I	National Grid (D26)
FS84	Julien Leys	Oppose	1962.21	Aedifice Property Group	Delete the QM relating to Precincts.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS84	Julien Leys	Oppose	1962.22	Aedifice Property Group	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	1962.23	Aedifice Property Group	Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)
FS84	Julien Leys	Oppose	1962.24	Aedifice Property Group	Amend all QMs [so they are] applied to the spatially mapped extent only.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1962.25	Aedifice Property Group	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1962.26	Aedifice Property Group	Delete inclusion of specific consent activities for dwellings in the overlay areas (e.g. HNC or SEA) as they duplicate rules in other chapters [if the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS84	Julien Leys	Oppose	1962.27	Aedifice Property Group	[Amend H3A Activity Table] to permit up to three dwellings per site where this can be achieved outside of the extent of a QM or in a manner that would not adversely effect a QM [If the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.28	Aedifice Property Group	Add Integrated Residential Developments to the activity table [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.29	Aedifice Property Group	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1962.30	Aedifice Property Group	Amend the LDR to match at a minimum the MHS zone provisions and ensure the proposed approach is consistent throughout the chapter [if LDR zone is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.31	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees by removing the requirement that deep soil areas be contiguous and allow these areas to be provided within private outdoor living areas [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.32	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees to halve the size requirements for canopy trees [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.33	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to require a buffer between habitable rooms rather than a dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.34	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer width from 1m to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.35	Aedifice Property Group	Delete H5.6.9 maximum impervious area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.36	Aedifice Property Group	Amend the H5.6.9 maximum impervious area by increasing the standard from 60% to 80%. [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.37	Aedifice Property Group	Apply the MDRS standards to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.38	Aedifice Property Group	Apply the MDRS standards to four or more dwellings in THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.39	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	1962.40	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.41	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in MHU zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.42	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in THAB zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.43	Aedifice Property Group	Approve [H6.6.6(1B) and H6.6.6(1C)] the Height in relation to boundary standard within WCs as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.44	Aedifice Property Group	Amend [H6.6.6(1A)] Height in relation to boundary outside of WCs to 14m +60o within 21.5m of the site frontage to better enable buildings up to five storeys.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.45	Aedifice Property Group	Provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1962.46	Aedifice Property Group	[Amend the WC for all highly accessible Town Centres] to provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS84	Julien Leys	Oppose	1962.47	Aedifice Property Group	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1962.48	Aedifice Property Group	Provide THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	1962.49	Aedifice Property Group	Provide THAB zoning within a 1600m walking catchment of the City Centre.	Plan making and procedural	General
FS84	Julien Leys	Oppose	1962.50	Aedifice Property Group	[Inferred: Rezone all properties to] provide THAB zoning within a 1600m walking catchment of the City Centre.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Oppose	1962.51	Aedifice Property Group	Amend the maximum height limit to 32.5m within rapid transit WCs that are a ten minute journey to the City Centre (Britomart, Aotea and Karanga-Hape Stations).	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

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FS84	Julien Leys	Oppose	1962.52	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10minute journey to the city centre (Britomart, Aotea and Karanga-Hape Stations) [to allow for more than 6 storeys].	Height	RTN WC Intensificatio n response
FS84	Julien Leys	Oppose	1962.53	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10 minute journey to the city centre (Britomart. Aotea, and Karanga-Hape Stations).	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	1962.54	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres.	Height	RTN WC Intensificatio n response
FS84	Julien Leys	Oppose	1962.55	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres [to allow for more than 6 storeys].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	1962.56	Aedifice Property Group	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	1962.57	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Akoranga].	Walkable Catchments	WC RTN Akoranga
FS84	Julien Leys	Oppose	1962.58	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.59	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	1962.60	Aedifice Property Group	Amend special information requirement (D15.9) to apply to applications for discretionary or non-complying activities only.	Qualifying Matters Other	Ridgeline Protection (D15)
FS84	Julien Leys	Oppose	1962.61	Aedifice Property Group	Delete all new activities and standards [such as Minor Dwelling and Home Occupation] in Chapter D18 [Special Character Area] carried over from the Single House zone.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1962.62	Aedifice Property Group	Retain the operative standard D18.6.1.3 Yards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1962.63	Aedifice Property Group	Add more historic heritage areas as a QM to allow best examples of Auckland's heritage to be retained	Qualifying Matters A-I	Historic Heritage (D17)
FS84	Julien Leys	Oppose	1962.64	Aedifice Property Group	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal

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FS84	Julien Leys	Oppose	1962.65	Aedifice Property Group	Amend underlying zone subject to SCAR overlays to allow for intensification [if the SCAR overlay areas are retained].	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS84	Julien Leys	Oppose	1962.66	Aedifice Property Group	Amend underlying zone subject to SCAB overlays to allow for intensification [if the SCAB overlay areas are retained].	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS84	Julien Leys	Oppose	1962.67	Aedifice Property Group	Amend H6.6.21 [infer H6.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.68	Aedifice Property Group	Amend H6.8.2 [infer H5.8.2] to reflect consequential amendments requested as part of the submission [refer to page 26 of submission for details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	1962.69	Aedifice Property Group	Delete H3A.2(5), H3A.2(6), H3A.2(7), H3A.2(8), H3A.2(9), H3A.2(10), H3A.2(11) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.70	Aedifice Property Group	Delete H3A.3(8), H3A.3(9), H3A.3(10), H3A.3(11), H3A.3(12), H3A.3(13), H3A.3(14), H3A.3(15), H3A.3(16), H3A.3(17) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.71	Aedifice Property Group	Amend H6.6.11(6) [infer H5.6.12] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.72	Aedifice Property Group	Delete activity H3A.4.1(A4) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.73	Aedifice Property Group	Delete activity H3A.4.1(A5) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.74	Aedifice Property Group	Delete activity H3A.4.1(A6) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS84	Julien Leys	Oppose	1962.75	Aedifice Property Group	Delete activity H3A.4.1(A7) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.76	Aedifice Property Group	Delete activity H3A.4.1(A8) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.77	Aedifice Property Group	Delete activity H3A.4.1(A9) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.78	Aedifice Property Group	Delete activity H3A.4.1 (A10) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.79	Aedifice Property Group	Delete H3A.5(4) Notification [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.80	Aedifice Property Group	Delete standard H3A.6.1 [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.81	Aedifice Property Group	Delete standard H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified in the planning maps [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.82	Aedifice Property Group	Delete standard H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.83	Aedifice Property Group	Delete standard H3A.6.6 Additions to buildings structures existing at 30 September 2013 in the ONC, HNC, ONL overlays [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS84	Julien Leys	Oppose	1962.84	Aedifice Property Group	Delete standard H3A.6.7(2) Building height [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.85	Aedifice Property Group	Delete standard H3A.6.10(2) Maximum impervious area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.86	Aedifice Property Group	Delete standard H3A.6.11(2), H3A.6.11(3), H3A.6.11(4) Building coverage [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.87	Aedifice Property Group	Delete standard H3A.6.12(3) Landscaped area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	1962.88	Aedifice Property Group	Approve Objective H5.2(1A).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.89	Aedifice Property Group	Approve Objective H5.2(1B).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.90	Aedifice Property Group	Amend Objective H5.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents and (b) to adjoining sites; and (c) to the street.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.91	Aedifice Property Group	Approve Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.92	Aedifice Property Group	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.93	Aedifice Property Group	Approve Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.94	Aedifice Property Group	Delete Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS84	Julien Leys	Oppose	1962.95	Aedifice Property Group	Amend Policy H5.3(6A) as follows: '(a) maintaining Achieving a suitable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;…(e)minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.96	Aedifice Property Group	Amend Policy H5.3(14) as follows: 'Require development of four or more dwelling per site to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.97	Aedifice Property Group	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.98	Aedifice Property Group	Delete Policy H5.3(16).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	1962.99	Aedifice Property Group	Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.100	Aedifice Property Group	Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.101	Aedifice Property Group	Amend activity H.5.4.1 (A3) to MDRS matters only.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.102	Aedifice Property Group	Delete activity H5.4.1(A14A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.103	Aedifice Property Group	Delete activity H5.4.1(A14B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.104	Aedifice Property Group	Delete activity H5.4.1 (A14C)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.105	Aedifice Property Group	Retain H.5.4.1(A30) and (A30A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.106	Aedifice Property Group	Retain H.5.4.1(A31) and (A31A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.107	Aedifice Property Group	Delete activity H5.4.1(A33).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.108	Aedifice Property Group	Delete activity H5.4.1(A33A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS84	Julien Leys	Oppose	1962.109	Aedifice Property Group	Delete activity H.5.4.1 (A32B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.110	Aedifice Property Group	Amend H5.5(5) as follows: '...(i) Standard H5.6.4 Building height; (ii) Standard H5.6.5 Height in relation to boundary; (iii) Standard H5.6.8(1) Yards; (iv) Standard H5.6.9 Maximum impervious area; (v) Standard H5.6.10 Building coverage; (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area; (vii) Standard H5.6.12 (1) – (9) Outlook space; (viii) Standard H5.6.13 Daylight; (ix) Standard H5.6.14(1) – (4) Outdoor living space; (x) Standard H5.6.15 Front, side and rear fences and walls; (xi) Standard H5.6.16 Minimum dwelling size; (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; (xiii) Standard H5.6.19 Deep soil area and canopy tree; (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways (xv) Standard H5.6.21 Residential waste management.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	1962.111	Aedifice Property Group	Delete standard H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.112	Aedifice Property Group	Delete standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.113	Aedifice Property Group	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.114	Aedifice Property Group	Retain H5.6.5(2)(b) Height in relation to boundary.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.115	Aedifice Property Group	Delete standard H5.6.20 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.116	Aedifice Property Group	Delete H5.6.10(2) Building Coverage.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.117	Aedifice Property Group	Amend standard H6.6.12 [infer means H5.6.11] Landscaped Area to amalgamate H5.6.11(3) and H5.6.11(4) with H5.6.11(5), H5.6.1(6) and H5.6.11(7) and deleting the headings relating to the number of dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.118	Aedifice Property Group	Delete H5.6.12(1), H5.6.12(2), H5.6.12(3), H5.6.12(4), H5.6.12(5), H5.6.12(6), H5.6.12(7), H5.6.12(8), H5.6.12(9) so that all outlook space is applied under H5.6.12(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.119	Aedifice Property Group	Delete standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.120	Aedifice Property Group	Delete H5.6.14(1), H5.6.14(2), H5.6.14(3), H5.6.14(4) so that all outdoor living space is applied under H5.6.14(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.121	Aedifice Property Group	Amend standard H6.6.19(2) [infer means H5.6.18] as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	1962.122	Aedifice Property Group	Delete standard H6.6.21 [infers means H5.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.123	Aedifice Property Group	Approve standard H6.6.22 (1)(b) [infer means H5.6.21(1)(b)] Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	1962.124	Aedifice Property Group	Approve Objective H6.2(1A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.125	Aedifice Property Group	Amend Objective H6.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents; (b) to adjoining sites; and (c) to the street.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.126	Aedifice Property Group	Approve Objective H6.2 (5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.127	Aedifice Property Group	Amend Objective H6.2 (6) as follows: 'Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not nor increase the impact from their potential natural hazard risks.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.128	Aedifice Property Group	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.129	Aedifice Property Group	Amend Objective H6.2 (8) as follows: 'Enable safer pedestrian movements within the immediate locality of from higher density developments to ensure ease of pedestrian movement within the immediate locality, including to the rapid transport stops.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.130	Aedifice Property Group	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.131	Aedifice Property Group	Amend Policy H6.3(A4) as follows: delete from part (e) '… and private accessways.', delete from part (f) '…the maximum..', and amend part (g) as follows: 'requiring encouraging development to reduce the urban heat island effect on development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and...'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.132	Aedifice Property Group	Amend Policy H6.3(14) as follows: 'Require development to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	1962.133	Aedifice Property Group	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS84	Julien Leys	Oppose	1962.134	Aedifice Property Group	Delete activity H.6.4.1(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.135	Aedifice Property Group	Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.136	Aedifice Property Group	Approve activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.137	Aedifice Property Group	Delete activity H.6.4.1(A3B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.138	Aedifice Property Group	Delete activity H6.4.1(A3C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.139	Aedifice Property Group	Amend activity H6.4.1 (A14) status to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.140	Aedifice Property Group	Amend activity H.6.4.1(A14) from 'dairies' to 'retail'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.141	Aedifice Property Group	Delete H6.5(6) Notification.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.142	Aedifice Property Group	Amend activity H6.4.1 (A15) status [infer small food and beverage] to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.143	Aedifice Property Group	Amend H6.6.12(e)[2] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.144	Aedifice Property Group	Retain H.6.4.1(A31) and (A31A) as one permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS84	Julien Leys	Oppose	1962.145	Aedifice Property Group	Retain H.6.4.1(A32) and (A32A) as one activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.146	Aedifice Property Group	Delete activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.147	Aedifice Property Group	Delete activity H6.4.1(A33A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.148	Aedifice Property Group	Delete activity H6.4.1 (A33B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.149	Aedifice Property Group	Amend H6.5 (5) Notification as follows: '(a) Standards that apply across the zone: (i) Standard H6.6.9 Yards (ii) Standard H6.6.10 Maximum impervious area; (iii) Standard H6.6.11 Building coverage (iv) Standard H6.6.12(1) - (3) Landscaped area; (v) Standard H6.6.13(1) – (9) Outlook space; (vi) Standard H6.6.14 Daylight; (vii) Standard H6.6.15(1) – (4) Outdoor living space; (viii) Standard H6.6.16 Front, side and rear fences and walls; (ix) Standard H6.6.17 Minimum dwelling size; (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; (xi) Standard H6.6.20 Deep soil area and canopy tree; (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; (xiii) Standard H6.6.22. Residential waste management.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	1962.150	Aedifice Property Group	Delete standard H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.151	Aedifice Property Group	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.152	Aedifice Property Group	Delete standard H6.6.5(1)(a) Building height.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.153	Aedifice Property Group	Retain H6.6.5(2)(b) Height in relation to boundary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.154	Aedifice Property Group	Delete standard H6.6.10 Maximum impervious area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	1962.155	Aedifice Property Group	Delete H6.6.11(2) Building Coverage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.156	Aedifice Property Group	Amend standard H6.6.12 Landscaped Area by amalgamating parts H6.6.12(A1) with H6.6.12(1) and deleting headings relating to the number of dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.157	Aedifice Property Group	Delete H6.6.13(1), H6.6.13(2), H6.6.13(3), H6.6.13(4), H6.6.13(5), H6.6.13(6), H6.6.13(7), H6.6.13(8), H6.6.13(9) so all outlook space is applied under H6.6.13(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.158	Aedifice Property Group	Delete standard H6.6.14 Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.159	Aedifice Property Group	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3), H6.6.15(4) so all outlook [outdoor] living space is applied under H6.6.15(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.160	Aedifice Property Group	Amend standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house. And visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.161	Aedifice Property Group	Delete standard H6.6.20 Deep Soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.162	Aedifice Property Group	Delete standard H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.163	Aedifice Property Group	Approve standard H6.6.22 (1)(b) Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.164	Aedifice Property Group	Amend the definition of canopy tree as follows: 'A tree that that has a minimum mature height of 8 metres 4 metres and canopy diameter of 6 metres 3 metres [to be achieved at maturity].'	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1962.165	Aedifice Property Group	Amend the definition of 'deep soil area' as follows: ' A vegetated or mulched area…. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring. Deep soil ….. Artificial grass and pavers are excluded from the deep soil area.'	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1962.166	Aedifice Property Group	Amend the definition of 'dwelling' as follows: 'Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen...Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.' or amend definition to only read as follows: 'Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.'	Plan making and procedural	Definitions

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FS84	Julien Leys	Oppose	1962.167	Aedifice Property Group	Retain operative definition of 'Landscaped area'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1962.168	Aedifice Property Group	Approve the definition of 'relevant residential zone'.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1962.169	Aedifice Property Group	Amend the definition of 'servicing area' as follows: 'The area used to accommodate facilities necessary for the day to day needs of occupants, including:… heat pumps or air conditioning external units… Servicing facilities exclude:… external gas heaters boxes, heat pump or air conditioning external units; fibre internet boxes...'	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1962.170	Aedifice Property Group	No decision requested re the definition of 'urban heat island' .	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	1962.171	Aedifice Property Group	Delete LDR and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	1962.172	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Albany].	Walkable Catchments	WC RTN Albany
FS84	Julien Leys	Oppose	1962.173	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Avondale].	Walkable Catchments	WC RTN Avondale
FS84	Julien Leys	Oppose	1962.174	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Baldwin Ave].	Walkable Catchments	WC RTN Baldwin Ave
FS84	Julien Leys	Oppose	1962.175	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Constellation].	Walkable Catchments	WC RTN Constellation
FS84	Julien Leys	Oppose	1962.176	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Drury Central].	Walkable Catchments	WC RTN Drury Central
FS84	Julien Leys	Oppose	1962.177	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ellerslie].	Walkable Catchments	WC RTN Ellerslie
FS84	Julien Leys	Oppose	1962.178	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Fruitvale Road].	Walkable Catchments	WC RTN Fruitvale Rd
FS84	Julien Leys	Oppose	1962.179	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Eden].	Walkable Catchments	WC RTN Glen Eden
FS84	Julien Leys	Oppose	1962.180	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Innes].	Walkable Catchments	WC RTN Glen Innes
FS84	Julien Leys	Oppose	1962.181	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Grafton].	Walkable Catchments	WC RTN Grafton
FS84	Julien Leys	Oppose	1962.182	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Greenlane].	Walkable Catchments	WC RTN Greenlane
FS84	Julien Leys	Oppose	1962.183	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Henderson].	Walkable Catchments	WC RTN Henderson
FS84	Julien Leys	Oppose	1962.184	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Homai].	Walkable Catchments	WC RTN Homai
FS84	Julien Leys	Oppose	1962.185	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Kingsland].	Walkable Catchments	WC RTN Kingsland
FS84	Julien Leys	Oppose	1962.186	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manukau].	Walkable Catchments	WC RTN Manukau
FS84	Julien Leys	Oppose	1962.187	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manurewa].	Walkable Catchments	WC RTN Manurewa

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FS84	Julien Leys	Oppose	1962.188	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Meadowbank].	Walkable Catchments	WC RTN Meadowbank
FS84	Julien Leys	Oppose	1962.189	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Middlemore].	Walkable Catchments	WC RTN Middlemore
FS84	Julien Leys	Oppose	1962.190	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Morningside].	Walkable Catchments	WC RTN Morningside
FS84	Julien Leys	Oppose	1962.191	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Albert].	Walkable Catchments	WC RTN Mt Albert
FS84	Julien Leys	Oppose	1962.192	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Eden].	Walkable Catchments	WC RTN Mt Eden
FS84	Julien Leys	Oppose	1962.193	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [New Lynn].	Walkable Catchments	WC RTN New Lynn
FS84	Julien Leys	Oppose	1962.194	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Newmarket].	Walkable Catchments	WC RTN Newmarket
FS84	Julien Leys	Oppose	1962.195	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōrākei].	Walkable Catchments	WC RTN Ōrākei
FS84	Julien Leys	Oppose	1962.196	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōtāhuhu].	Walkable Catchments	WC RTN Ōtāhuhu
FS84	Julien Leys	Oppose	1962.197	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Paerata].	Walkable Catchments	WC RTN Paerata
FS84	Julien Leys	Oppose	1962.198	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pakuranga].	Walkable Catchments	WC RTN Pakuranga
FS84	Julien Leys	Oppose	1962.199	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Panmure].	Walkable Catchments	WC RTN Panmure
FS84	Julien Leys	Oppose	1962.200	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papakura].	Walkable Catchments	WC RTN Papakura
FS84	Julien Leys	Oppose	1962.201	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papatoetoe].	Walkable Catchments	WC RTN Papatoetoe
FS84	Julien Leys	Oppose	1962.202	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Walkable Catchments	WC RTN Parnell
FS84	Julien Leys	Oppose	1962.203	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Penrose].	Walkable Catchments	WC RTN Penrose
FS84	Julien Leys	Oppose	1962.204	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Puhinui].	Walkable Catchments	WC RTN Puhinui
FS84	Julien Leys	Oppose	1962.205	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pukekohe].	Walkable Catchments	WC RTN Pukekohe
FS84	Julien Leys	Oppose	1962.206	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rānui].	Walkable Catchments	WC RTN Rānui
FS84	Julien Leys	Oppose	1962.207	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Remuera].	Walkable Catchments	WC RTN Remuera
FS84	Julien Leys	Oppose	1962.208	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rosedale].	Walkable Catchments	WC RTN Rosedale
FS84	Julien Leys	Oppose	1962.209	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Smales Farm].	Walkable Catchments	WC RTN Smales Farm

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FS84	Julien Leys	Oppose	1962.210	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sturges Rd].	Walkable Catchments	WC RTN Sturges Rd
FS84	Julien Leys	Oppose	1962.211	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnynook].	Walkable Catchments	WC RTN Sunnynook
FS84	Julien Leys	Oppose	1962.212	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnyvale].	Walkable Catchments	WC RTN Sunnyvale
FS84	Julien Leys	Oppose	1962.213	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Swanson].	Walkable Catchments	WC RTN Swanson
FS84	Julien Leys	Oppose	1962.214	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sylvia Park].	Walkable Catchments	WC RTN Sylvia Park
FS84	Julien Leys	Oppose	1962.215	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Takaanini].	Walkable Catchments	WC RTN Takaanini
FS84	Julien Leys	Oppose	1962.216	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Te Mahia].	Walkable Catchments	WC RTN Te Mahia
FS84	Julien Leys	Oppose	1962.217	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Future stops].	Walkable Catchments	WC RTN Future stops
FS84	Julien Leys	Oppose	1962.218	Aedifice Property Group	Delete the requirement for the deep soil area to be provided in one contiguous area and allow it to be provided within private outdoor living areas under H6.6.20 [if the standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.219	Aedifice Property Group	Amend H6.6.21 to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	1962.220	Aedifice Property Group	Amend H6.8.2 to reflect consequential amendments requested as part of the submission [refer to page 34 of submission for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	1992.1	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS84	Julien Leys	Oppose	1992.2	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Business - provisions
FS84	Julien Leys	Oppose	1992.3	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS84	Julien Leys	Oppose	2025.1	Greater Auckland	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Plan making and procedural	General

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FS84	Julien Leys	Oppose	2025.2	Greater Auckland	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2025.3	Greater Auckland	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	2025.4	Greater Auckland	Delete the 72.5m height control in the City Centre.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	2025.5	Greater Auckland	Amend to a 2400m walkable catchment around the City Centre.	Walkable Catchments	WC City Centre - Extent
FS84	Julien Leys	Oppose	2025.6	Greater Auckland	Amend to 1600m walkable catchment around Rapid Transit Stops in the Isthmus.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2025.7	Greater Auckland	Amend to 1600m walkable catchment around Metropolitan Centres in the Isthmus.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS84	Julien Leys	Oppose	2025.8	Greater Auckland	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2025.9	Greater Auckland	Add Great North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.10	Greater Auckland	Add New North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.11	Greater Auckland	Add Great South Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.12	Greater Auckland	Add Remuera Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.13	Greater Auckland	Add Sandringham Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.14	Greater Auckland	Add Dominion Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.15	Greater Auckland	Add Manukau Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.16	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.17	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2025.18	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional Long Term Plan for interim improvements ahead of a longer-term major investment.	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2025.19	Greater Auckland	Amend approach to determining walkable catchment from a GIS approach to instead using a more flexible and generous approach that reflects the ability for rapid transit station access improvements to be made in the future.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2025.20	Greater Auckland	Amend to provide greater heights for residential zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	2025.21	Greater Auckland	Amend to provide greater heights for business zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	2025.22	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Mixed Housing Urban zone, subject to appropriate development controls.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2025.23	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Terraced Housing and Apartments Building zone, subject to appropriate development controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2025.24	Greater Auckland	Rezone the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2025.25	Greater Auckland	[Inferred] Reconsider the Special Character Areas Residential overlay for the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	2025.26	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2025.27	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	2025.28	Greater Auckland	Rezone Ivanhoe Road, Western Springs and surrounding area from Mixed Housing Urban to THAB zone due to proximity to high quality public transport and planning rapid transit corridor along SH16. (See map in submission).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2025.29	Greater Auckland	Remove the Special Character Areas Overlay near the Grey Lynn shops (e.g. Dryden Street, Grey Lynn) due to proximity to high quality transport outweighing character.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2025.30	Greater Auckland	Rezone areas of Segar Avenue, Tasman Avenue, Sutherland Road and Fontenoy Street, Mount Albert from Mixed Housing Urban to THAB Zone to reflect potential for pedestrian improvements across SH16 in future and very high-quality public transport along Carrington Road. (See map in submission).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2025.31	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	2025.32	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission) and rezone to an approriate zone [infer THAB zone].	Urban Environment	Single or small area rezoning proposal
FS84	Julien Leys	Oppose	2025.33	Greater Auckland	Rezone the random and patchy areas of Mixed Housing Urban (e.g. Lillington Road and Wairakei Street, Remuera and Clonbern Road, Greenlane) to THAB Zone as Auckland Transport are already investigating ways to improve access to train stations such as Greenlane and Remuera, which would bring these areas within the walkable catchments of those stations. (See map in submission).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2025.34	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2025.35	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS84	Julien Leys	Oppose	2025.36	Greater Auckland	Rezone the Ellerslie - Panmure Highway from Mixed Housing Urban to THAB Zone as it is a planned and funded rapid transit corridor that will meet the NPS UD definition of rapid transit. (See map in submission).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2025.37	Greater Auckland	Rezone the Eastern Busway Corridor - Ti Rakau Drive to THAB Zone where it currently Mixed Housing Urban as project now confirmed and funded as rapid transit project. (See map in submission).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2025.38	Greater Auckland	Rezone the Airport to Botany Corridor - Ti Irirangi Drive to THAB Zone as meets the criteria for being a planned rapid transit corridor. Project design is now well advanced and station locations confirmed. (See map in submission).	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2036.1	Evans Randall Investors Ltd	Reject plan change as not consistent with the NPS UD or MDRS.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2036.2	Evans Randall Investors Ltd	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2036.3	Evans Randall Investors Ltd	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS84	Julien Leys	Oppose	2036.4	Evans Randall Investors Ltd	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2036.5	Evans Randall Investors Ltd	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2036.6	Evans Randall Investors Ltd	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2036.7	Evans Randall Investors Ltd	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	2036.8	Evans Randall Investors Ltd	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS84	Julien Leys	Oppose	2036.9	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2036.10	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	2036.11	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS84	Julien Leys	Oppose	2036.12	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2036.13	Evans Randall Investors Ltd	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2036.14	Evans Randall Investors Ltd	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.15	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.16	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.17	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.18	Evans Randall Investors Ltd	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.19	Evans Randall Investors Ltd	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.20	Evans Randall Investors Ltd	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.21	Evans Randall Investors Ltd	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.22	Evans Randall Investors Ltd	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.23	Evans Randall Investors Ltd	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2036.24	Evans Randall Investors Ltd	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2036.25	Evans Randall Investors Ltd	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2036.26	Evans Randall Investors Ltd	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2036.27	Evans Randall Investors Ltd	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2036.28	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2036.29	Evans Randall Investors Ltd	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2036.30	Evans Randall Investors Ltd	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2036.31	Evans Randall Investors Ltd	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2036.32	Evans Randall Investors Ltd	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.33	Evans Randall Investors Ltd	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.34	Evans Randall Investors Ltd	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.35	Evans Randall Investors Ltd	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.36	Evans Randall Investors Ltd	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.37	Evans Randall Investors Ltd	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.38	Evans Randall Investors Ltd	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.39	Evans Randall Investors Ltd	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.40	Evans Randall Investors Ltd	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.41	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.42	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2036.43	Evans Randall Investors Ltd	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.44	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.45	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.46	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.47	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.48	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.49	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.50	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.51	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.52	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.53	Evans Randall Investors Ltd	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2036.54	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.55	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.56	Evans Randall Investors Ltd	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.57	Evans Randall Investors Ltd	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	2036.58	Evans Randall Investors Ltd	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.59	Evans Randall Investors Ltd	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.60	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.61	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.62	Evans Randall Investors Ltd	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.63	Evans Randall Investors Ltd	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.64	Evans Randall Investors Ltd	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.65	Evans Randall Investors Ltd	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.66	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.67	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.68	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.69	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.70	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.71	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.72	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	2036.73	Evans Randall Investors Ltd	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.74	Evans Randall Investors Ltd	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.75	Evans Randall Investors Ltd	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2036.76	Evans Randall Investors Ltd	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.77	Evans Randall Investors Ltd	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.78	Evans Randall Investors Ltd	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.79	Evans Randall Investors Ltd	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.80	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.81	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.82	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.83	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.84	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS84	Julien Leys	Oppose	2036.85	Evans Randall Investors Ltd	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.86	Evans Randall Investors Ltd	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.87	Evans Randall Investors Ltd	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.88	Evans Randall Investors Ltd	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.89	Evans Randall Investors Ltd	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.90	Evans Randall Investors Ltd	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.91	Evans Randall Investors Ltd	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.92	Evans Randall Investors Ltd	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.93	Evans Randall Investors Ltd	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.94	Evans Randall Investors Ltd	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2036.95	Evans Randall Investors Ltd	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS84	Julien Leys	Oppose	2036.96	Evans Randall Investors Ltd	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2036.97	Evans Randall Investors Ltd	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2036.98	Evans Randall Investors Ltd	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2036.99	Evans Randall Investors Ltd	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.100	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.101	Evans Randall Investors Ltd	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.102	Evans Randall Investors Ltd	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.103	Evans Randall Investors Ltd	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.104	Evans Randall Investors Ltd	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.105	Evans Randall Investors Ltd	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	2036.106	Evans Randall Investors Ltd	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.107	Evans Randall Investors Ltd	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.108	Evans Randall Investors Ltd	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.109	Evans Randall Investors Ltd	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.110	Evans Randall Investors Ltd	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.111	Evans Randall Investors Ltd	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.112	Evans Randall Investors Ltd	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.113	Evans Randall Investors Ltd	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2036.114	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.115	Evans Randall Investors Ltd	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.116	Evans Randall Investors Ltd	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	2036.117	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.118	Evans Randall Investors Ltd	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.119	Evans Randall Investors Ltd	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.120	Evans Randall Investors Ltd	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.121	Evans Randall Investors Ltd	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.122	Evans Randall Investors Ltd	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.123	Evans Randall Investors Ltd	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.124	Evans Randall Investors Ltd	Amend the proposed new assessment criteria H6.8.2.(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.125	Evans Randall Investors Ltd	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.126	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.127	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'attractive'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	2036.128	Evans Randall Investors Ltd	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.129	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.130	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.131	Evans Randall Investors Ltd	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.132	Evans Randall Investors Ltd	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.133	Evans Randall Investors Ltd	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.134	Evans Randall Investors Ltd	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.135	Evans Randall Investors Ltd	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2036.136	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.137	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2036.138	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.139	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.140	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.141	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.142	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.143	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.144	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS84	Julien Leys	Oppose	2036.145	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.146	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2036.147	Evans Randall Investors Ltd	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	2036.148	Evans Randall Investors Ltd	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	2036.149	Evans Randall Investors Ltd	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	2036.150	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	2036.151	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2036.152	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2036.153	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2036.154	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2036.155	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions

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FS84	Julien Leys	Oppose	2036.156	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS84	Julien Leys	Oppose	2036.157	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS84	Julien Leys	Oppose	2036.158	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	2036.159	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	2036.160	Evans Randall Investors Ltd	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2036.161	Evans Randall Investors Ltd	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2036.162	Evans Randall Investors Ltd	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2036.163	Evans Randall Investors Ltd	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	2036.164	Evans Randall Investors Ltd	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2036.165	Evans Randall Investors Ltd	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	2036.166	Evans Randall Investors Ltd	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2040.1	Mike Greer Developments	Approve C1.6A Overlay and precinct rules as the revised wording proposed by the plan change clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS84	Julien Leys	Oppose	2040.2	Mike Greer Developments	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2040.3	Mike Greer Developments	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2040.4	Mike Greer Developments	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	2040.5	Mike Greer Developments	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS84	Julien Leys	Oppose	2040.6	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2040.7	Mike Greer Developments	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	2040.8	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS84	Julien Leys	Oppose	2040.9	Mike Greer Developments	Rezone all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2040.10	Mike Greer Developments	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.11	Mike Greer Developments	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.12	Mike Greer Developments	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.13	Mike Greer Developments	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS84	Julien Leys	Oppose	2040.14	Mike Greer Developments	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.15	Mike Greer Developments	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.16	Mike Greer Developments	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.17	Mike Greer Developments	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.18	Mike Greer Developments	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.19	Mike Greer Developments	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.20	Mike Greer Developments	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2040.21	Mike Greer Developments	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2040.22	Mike Greer Developments	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2040.23	Mike Greer Developments	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2040.24	Mike Greer Developments	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2040.25	Mike Greer Developments	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2040.26	Mike Greer Developments	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2040.27	Mike Greer Developments	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS84	Julien Leys	Oppose	2040.28	Mike Greer Developments	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2040.29	Mike Greer Developments	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.30	Mike Greer Developments	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.31	Mike Greer Developments	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.32	Mike Greer Developments	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.33	Mike Greer Developments	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.34	Mike Greer Developments	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.35	Mike Greer Developments	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.36	Mike Greer Developments	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.37	Mike Greer Developments	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.38	Mike Greer Developments	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.39	Mike Greer Developments	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.40	Mike Greer Developments	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.41	Mike Greer Developments	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.42	Mike Greer Developments	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	2040.43	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.44	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.45	Mike Greer Developments	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.46	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.47	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.48	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.49	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.50	Mike Greer Developments	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2040.51	Mike Greer Developments	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.52	Mike Greer Developments	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.53	Mike Greer Developments	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.54	Mike Greer Developments	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.55	Mike Greer Developments	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.56	Mike Greer Developments	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.57	Mike Greer Developments	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	2040.58	Mike Greer Developments	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.59	Mike Greer Developments	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.60	Mike Greer Developments	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.61	Mike Greer Developments	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.62	Mike Greer Developments	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.63	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.64	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.65	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.66	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.67	Mike Greer Developments	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.68	Mike Greer Developments	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.69	Mike Greer Developments	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.70	Mike Greer Developments	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.71	Mike Greer Developments	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2040.72	Mike Greer Developments	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2040.73	Mike Greer Developments	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.74	Mike Greer Developments	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.75	Mike Greer Developments	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.76	Mike Greer Developments	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.77	Mike Greer Developments	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.78	Mike Greer Developments	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.79	Mike Greer Developments	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.80	Mike Greer Developments	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.81	Mike Greer Developments	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.82	Mike Greer Developments	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.83	Mike Greer Developments	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS84	Julien Leys	Oppose	2040.84	Mike Greer Developments	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.85	Mike Greer Developments	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.86	Mike Greer Developments	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.87	Mike Greer Developments	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.88	Mike Greer Developments	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.89	Mike Greer Developments	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.90	Mike Greer Developments	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.91	Mike Greer Developments	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2040.92	Mike Greer Developments	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2040.93	Mike Greer Developments	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2040.94	Mike Greer Developments	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS84	Julien Leys	Oppose	2040.95	Mike Greer Developments	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2040.96	Mike Greer Developments	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.97	Mike Greer Developments	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.98	Mike Greer Developments	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.99	Mike Greer Developments	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.10 0	Mike Greer Developments	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.10 1	Mike Greer Developments	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.10 2	Mike Greer Developments	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.10 3	Mike Greer Developments	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.10 4	Mike Greer Developments	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	2040.105	Mike Greer Developments	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.106	Mike Greer Developments	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.107	Mike Greer Developments	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.108	Mike Greer Developments	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.109	Mike Greer Developments	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.110	Mike Greer Developments	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2040.111	Mike Greer Developments	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.112	Mike Greer Developments	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.113	Mike Greer Developments	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.114	Mike Greer Developments	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.115	Mike Greer Developments	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	2040.116	Mike Greer Developments	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.117	Mike Greer Developments	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.118	Mike Greer Developments	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.119	Mike Greer Developments	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.120	Mike Greer Developments	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.121	Mike Greer Developments	Amend the proposed new assessment criteria H6.8.2..(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.122	Mike Greer Developments	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.123	Mike Greer Developments	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'and 'attractive' Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.124	Mike Greer Developments	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.125	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.126	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	2040.127	Mike Greer Developments	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.128	Mike Greer Developments	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.129	Mike Greer Developments	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.130	Mike Greer Developments	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.131	Mike Greer Developments	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2040.132	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.133	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.134	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.135	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS84	Julien Leys	Oppose	2040.136	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.137	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.138	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.139	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.140	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.141	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2040.142	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS84	Julien Leys	Oppose	2040.143	Mike Greer Developments	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	2040.144	Mike Greer Developments	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	2040.145	Mike Greer Developments	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	2040.146	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	2040.147	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2040.148	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2040.149	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2040.150	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2040.151	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2040.152	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS84	Julien Leys	Oppose	2040.153	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS84	Julien Leys	Oppose	2040.154	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	2040.155	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone

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FS84	Julien Leys	Oppose	2040.156	Mike Greer Developments	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2040.157	Mike Greer Developments	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2040.158	Mike Greer Developments	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2040.159	Mike Greer Developments	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use Zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	2040.160	Mike Greer Developments	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2040.161	Mike Greer Developments	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	2040.162	Mike Greer Developments	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2041.1	Neilston Homes	Amend the plan change to as it is inefficient and costly, onerous and would lead to complicated and costly resource consent applications and interpretation issues.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2041.2	Neilston Homes	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS84	Julien Leys	Oppose	2041.3	Neilston Homes	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2041.4	Neilston Homes	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2041.5	Neilston Homes	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS84	Julien Leys	Oppose	2041.6	Neilston Homes	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2041.7	Neilston Homes	Amend in G2 by adding the folllowing explanation: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	2041.8	Neilston Homes	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centres - Methodology
FS84	Julien Leys	Oppose	2041.9	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2041.10	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	2041.11	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS84	Julien Leys	Oppose	2041.12	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2041.13	Neilston Homes	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.14	Neilston Homes	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.15	Neilston Homes	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.16	Neilston Homes	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS84	Julien Leys	Oppose	2041.17	Neilston Homes	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.18	Neilston Homes	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.19	Neilston Homes	6A) Require development to achieve a built form that contributes to the planned outcomes of the zone high-quality built environment outcomes by: (a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.20	Neilston Homes	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.21	Neilston Homes	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.22	Neilston Homes	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2041.23	Neilston Homes	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2041.24	Neilston Homes	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.25	Neilston Homes	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.26	Neilston Homes	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.27	Neilston Homes	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.28	Neilston Homes	Delete standards not identified within the MDRS in (A4) within H5.4 Activity table - four or more dwellings per site. The standards for: - Infrastructure standards: - Deep soil area and canopy tree; - Safety and privacy buffer -Residential waste management	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.29	Neilston Homes	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.30	Neilston Homes	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.31	Neilston Homes	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2041.32	Neilston Homes	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.33	Neilston Homes	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.34	Neilston Homes	Delete H5.6.5. Height in relation to boundary 'privacy' wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.35	Neilston Homes	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.36	Neilston Homes	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	2041.37	Neilston Homes	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.38	Neilston Homes	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.39	Neilston Homes	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.40	Neilston Homes	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a SEA already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.41	Neilston Homes	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.42	Neilston Homes	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.43	Neilston Homes	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.44	Neilston Homes	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.45	Neilston Homes	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.46	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.47	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.48	Neilston Homes	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.49	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.50	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.51	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	2041.52	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.53	Neilston Homes	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2041.54	Neilston Homes	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.55	Neilston Homes	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.56	Neilston Homes	Delete the new proposed assessment criteria in H5.8.1 Assessment to read as follows: (ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.57	Neilston Homes	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - to read: "C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	2041.58	Neilston Homes	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.59	Neilston Homes	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove H5.8.2(1)(f) requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.60	Neilston Homes	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places.. Delete H5.8.2(h)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.61	Neilston Homes	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), and delete references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.62	Neilston Homes	Amend new proposed assessment criteria within H5.8.2 (4)(iii) to read: "iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.63	Neilston Homes	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.64	Neilston Homes	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.65	Neilston Homes	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.66	Neilston Homes	Amend H5.8.2 assessment criteria (15) to read: e) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.67	Neilston Homes	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS (see page 17-18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.68	Neilston Homes	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.69	Neilston Homes	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.70	Neilston Homes	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.71	Neilston Homes	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.72	Neilston Homes	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	2041.73	Neilston Homes	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.74	Neilston Homes	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.75	Neilston Homes	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2041.76	Neilston Homes	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.77	Neilston Homes	Amend objective H6.2(A1)(ii) and introduce a new (iii). ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.78	Neilston Homes	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.79	Neilston Homes	Amend objective H6.2(2) to read: 2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.in a variety of forms.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.80	Neilston Homes	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.81	Neilston Homes	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.82	Neilston Homes	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2041.83	Neilston Homes	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.84	Neilston Homes	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.85	Neilston Homes	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.86	Neilston Homes	Amend policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity as follows: 1) Enable a variety of housing types at high densities including terrace housing and low to midrise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.87	Neilston Homes	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: "2) Require the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a reasonable high quality built environment: (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.88	Neilston Homes	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective as follows: "A4) Require development to achieve a built planned urban form that contributes to reasonable highquality built environment outcomes by: (a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; ... (d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;"	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2041.89	Neilston Homes	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: 4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.90	Neilston Homes	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.91	Neilston Homes	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.92	Neilston Homes	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.93	Neilston Homes	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.94	Neilston Homes	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2041.95	Neilston Homes	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2041.96	Neilston Homes	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2041.97	Neilston Homes	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS84	Julien Leys	Oppose	2041.98	Neilston Homes	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2041.99	Neilston Homes	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.100	Neilston Homes	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.101	Neilston Homes	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.102	Neilston Homes	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.103	Neilston Homes	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.104	Neilston Homes	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	2041.105	Neilston Homes	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment' as follows: 1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment. (2) On a site subject to a Significant Ecological Areas Overlay: (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.106	Neilston Homes	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.107	Neilston Homes	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.108	Neilston Homes	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.109	Neilston Homes	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.110	Neilston Homes	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.111	Neilston Homes	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.112	Neilston Homes	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	2041.113	Neilston Homes	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2041.114	Neilston Homes	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.115	Neilston Homes	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.116	Neilston Homes	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.117	Neilston Homes	interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d) as follows: ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	2041.118	Neilston Homes	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.119	Neilston Homes	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.120	Neilston Homes	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades in H6.8.2(1)(f).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.121	Neilston Homes	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) reference to use of quality, durable and easily maintainable materials. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road. network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.122	Neilston Homes	Delete within H6.8.2.(3)(l) assessment criteria references to: references to the need for wider upgrades of the adjacent road network. Delete references to deep soil and communal open space in 3(g); Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.123	Neilston Homes	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to '"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.124	Neilston Homes	Amend the proposed new assessment criteria H6.8.2(6) for Height in relation to boundary to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.125	Neilston Homes	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.126	Neilston Homes	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'attractive' as follows: (f) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	2041.127	Neilston Homes	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i) as follows: H6.8.2. Assessment criteria (15A) For windows to street and private vehicle and pedestrian accessways (a) refer to Policy H5.3(C1) (b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.128	Neilston Homes	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.129	Neilston Homes	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.130	Neilston Homes	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.131	Neilston Homes	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.132	Neilston Homes	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.133	Neilston Homes	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension in H5.9 Special information requirements. .	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.134	Neilston Homes	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2041.135	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS84	Julien Leys	Oppose	2041.136	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.137	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.138	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.139	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.140	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.141	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.142	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS84	Julien Leys	Oppose	2041.143	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.144	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.145	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2041.146	Neilston Homes	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	2041.147	Neilston Homes	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	2041.148	Neilston Homes	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	2041.149	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.). [Infer to retain H9.6.2 Height in relation to boundary control as outlined in Table H9.6.2.1]	Business Zones provisions	Metropolitan Centre Zone - provisions
FS84	Julien Leys	Oppose	2041.150	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2041.151	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions

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FS84	Julien Leys	Oppose	2041.152	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2041.153	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2041.154	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2041.155	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS84	Julien Leys	Oppose	2041.156	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS84	Julien Leys	Oppose	2041.157	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details. [Infer reference should be H13.6.1]	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	2041.158	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	2041.159	Neilston Homes	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2041.160	Neilston Homes	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2041.161	Neilston Homes	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2041.162	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS84	Julien Leys	Oppose	2041.163	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	2041.164	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Walkable Catchments	WC General - Methodology

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FS84	Julien Leys	Oppose	2041.165	Neilston Homes	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2041.166	Neilston Homes	Include Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	2041.167	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2041.168	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2083.1	Universal Homes	Retain the revised wording of C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2083.2	Universal Homes	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2083.3	Universal Homes	Delete proposed Standards D14.6.5 – D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2083.4	Universal Homes	Amend the wording of Chapter G2 to include the wording specified.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	2083.5	Universal Homes	Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS84	Julien Leys	Oppose	2083.6	Universal Homes	That the Auckland Council reviews all OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2083.7	Universal Homes	Retain the revised wording of objective H5.2(1).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.8	Universal Homes	Amend objective H5.2(3) to retain the existing wording from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS84	Julien Leys	Oppose	2083.9	Universal Homes	Amend the wording of objective H5.2(6) to delete the proposed wording or reword to delete the reference to high quality built environment.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.10	Universal Homes	Amend objective H5.2(8) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.11	Universal Homes	Amend objective H5.2(9) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.12	Universal Homes	Delete objective H5.2(10) or amend to refer specifically to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.13	Universal Homes	Amend the text of Policy H5.3(6A) as specified in the submission.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.14	Universal Homes	Delete the proposed wording of Policy H5.2(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.15	Universal Homes	Delete policy H5.2(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.16	Universal Homes	Delete policy H5.2(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.17	Universal Homes	Delete policy H5.2(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2083.18	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2083.19	Universal Homes	Delete activity A2A from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2083.20	Universal Homes	Delete activities A2B and A33B from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2083.21	Universal Homes	Delete all standards to be complied with that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2083.22	Universal Homes	Delete all standards for four or more dwellings that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2083.23	Universal Homes	Amend H5.5(5) to delete all standards that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.24	Universal Homes	Delete Standard H5.5(6).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.25	Universal Homes	Delete Standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.26	Universal Homes	Delete Standard H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.27	Universal Homes	Delete the word "privacy" from the purpose of Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.28	Universal Homes	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.29	Universal Homes	Amend Standard H5.6.5(b) to retain the existing minor protrusions exemptions for boundaries with Open Space zones from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.30	Universal Homes	Amend Standard H5.6.9 Maximum Impervious Area to 70%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.31	Universal Homes	Delete the additional wording proposed for the purpose of Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.32	Universal Homes	Retain the proposed changes to Standard H5.6.10 Building Coverage, increasing building coverage to 50%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.33	Universal Homes	Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.34	Universal Homes	Amend the proposed text changes to Standard H5.6.11 Landscaped area to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.35	Universal Homes	Amend the proposed text changes to Standard H5.6.12 outlook to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.36	Universal Homes	Delete Standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.37	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.38	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard and delete the communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.39	Universal Homes	Delete Standard H5.6.18 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.40	Universal Homes	Delete standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.41	Universal Homes	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.42	Universal Homes	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2083.43	Universal Homes	Delete matters of control H5.7.1.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.44	Universal Homes	Delete matters of discretion H5.8.1(1)©.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.45	Universal Homes	Delete matters of discretion H5.8.1(2)(ia).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.46	Universal Homes	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.47	Universal Homes	Delete matters of discretion H5.8.1(6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.48	Universal Homes	Amend assessment criteria H5.8.2(1)(b)(i) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.49	Universal Homes	Amend the wording of assessment criteria H5.8.2(2) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.50	Universal Homes	Delete assessment criteria H5.8.2(3)(l).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.51	Universal Homes	Amend the wording of assessment criteria H5.8.2(4) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.52	Universal Homes	Amend the wording of assessment criteria H5.8.2(6) to refer to additional HIRB infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.53	Universal Homes	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.54	Universal Homes	Delete assessment criteria H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.55	Universal Homes	Amend assessment criteria H5.8.2(15) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.56	Universal Homes	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.57	Universal Homes	Delete assessment criteria H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.58	Universal Homes	Delete assessment criteria H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.59	Universal Homes	Delete assessment criteria H5.8.2(20) and move the necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.60	Universal Homes	Delete assessment criteria H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.61	Universal Homes	Delete assessment criteria H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.62	Universal Homes	Delete special information requirement (1) for a landscape plan.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.63	Universal Homes	Delete special information requirement (2) for deep soil areas.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.64	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2083.65	Universal Homes	Amend the zone description in H6.1 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.66	Universal Homes	Amend the wording of objectives H6.2(A1) and (B1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.67	Universal Homes	Delete objective H6.2(1A) or amend to remove the reference to a high quality built environment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.68	Universal Homes	Amend objective H6.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.69	Universal Homes	Amend objective H6.2(3) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.70	Universal Homes	Amend objective H6.2(4) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.71	Universal Homes	Delete objective H6.2(5) or reword to delete the reference to high quality building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.72	Universal Homes	Delete objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.73	Universal Homes	Delete objective H6.2(9)	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.74	Universal Homes	Retain proposed policy H6.3(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.75	Universal Homes	Amend the wording of policy H6.3(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.76	Universal Homes	Amend the wording of policy H6.3(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.77	Universal Homes	Amend the wording of policy H6.3(A4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.78	Universal Homes	Amend the wording of policy H6.3(4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.79	Universal Homes	Retain Policy H6.3(9) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.80	Universal Homes	Delete Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.81	Universal Homes	Delete Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.82	Universal Homes	Delete Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.83	Universal Homes	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2083.84	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2083.85	Universal Homes	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m2 as a permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2083.86	Universal Homes	Delete activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2083.87	Universal Homes	Delete activities H6.4(A2B) and A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2083.88	Universal Homes	Amend the activity table to delete standards to be complied with that are not identified within the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2083.89	Universal Homes	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.90	Universal Homes	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.91	Universal Homes	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.92	Universal Homes	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m2.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.93	Universal Homes	Amend standard H6.6.6 Height in Relation to Boundary to apply to the first 25m of the site rather than 21.5m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.94	Universal Homes	Amend standard H6.6.11 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.95	Universal Homes	Amend Standard H6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.96	Universal Homes	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.97	Universal Homes	Delete standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.98	Universal Homes	Amend standard H6.6.15 to match the MDRS standard and delete the communal outdoor living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.99	Universal Homes	Delete standard H6.6.19 and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.100	Universal Homes	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.101	Universal Homes	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.102	Universal Homes	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2083.103	Universal Homes	Delete the proposed new assessment criteria for H6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.104	Universal Homes	Delete the proposed new assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.105	Universal Homes	Delete matter of discretion H6.8.1(1)©.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.106	Universal Homes	Delete matter of discretion H6.8.1(2)(ia)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.107	Universal Homes	Amend matters of discretion H6.8.1(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.108	Universal Homes	Delete matters of discretion H6.8.1(6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.109	Universal Homes	Amend assessment criteria H6.8.2(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.110	Universal Homes	Amend assessment criteria H6.8.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.111	Universal Homes	Amend assessment criteria H6.8.2(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.112	Universal Homes	Amend assessment criteria H6.8.2(5) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.113	Universal Homes	Amend assessment criteria H6.8.2(6) to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.114	Universal Homes	Delete assessment criteria H6.8.2(12)€.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.115	Universal Homes	Amend assessment criteria H6.8.2(15) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.116	Universal Homes	Amend assessment criteria H6.8.2(15A) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.117	Universal Homes	Delete assessment criteria H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.118	Universal Homes	Delete assessment criteria H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.119	Universal Homes	Delete assessment criteria H6.8.2(20) and move necessary criteria to H6.8.2(1) (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.120	Universal Homes	Delete assessment criteria H6.8.2(21).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.121	Universal Homes	Delete special information requirement (1) for a landscape plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.122	Universal Homes	Delete special information requirement (2) for deep soil areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.123	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2083.124	Universal Homes	Confirm deletion of Standards H8.6.10 and H8.6.12 - H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS84	Julien Leys	Oppose	2083.125	Universal Homes	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS84	Julien Leys	Oppose	2083.126	Universal Homes	Delete standard H8.6.34 Through Site Links and replace it with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS84	Julien Leys	Oppose	2083.127	Universal Homes	Amend Standard H9.6.1 Building height to provide for unlimited height in the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS84	Julien Leys	Oppose	2083.128	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS84	Julien Leys	Oppose	2083.129	Universal Homes	Amend Standard H10.6.1 Building height to provide for a height of 32.5m within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2083.130	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2083.131	Universal Homes	Amend Standard H11.6.1 Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2083.132	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Local Centre Zone - provisions
FS84	Julien Leys	Oppose	2083.133	Universal Homes	Increase the walkable catchment of the Local Centres Zone to 400m and up zone those sites within the walkable catchment to provide for at least 6 storeys.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2083.134	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS84	Julien Leys	Oppose	2083.135	Universal Homes	Amend Standard H13.6.1 Building height to provide for a height of 24m within all Mixed Use Zones.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2083.136	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Mixed Use Zone
FS84	Julien Leys	Oppose	2083.137	Universal Homes	Delete the definition for Canopy tree.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2083.138	Universal Homes	Delete the definition for Deep soil area.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2083.139	Universal Homes	Amend the definition of landscape area to clarify what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS. Alternatively retain the existing definition from the AUP(OP).	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2083.140	Universal Homes	Amend the Walkable catchment as set out in the submission.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS84	Julien Leys	Oppose	2083.141	Universal Homes	Amend the plan change to ascribe a height of 24 to 6 storeys rather than 21m.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	2083.142	Universal Homes	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2083.143	Universal Homes	Include the Special Housing Areas into	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	2083.144	Universal Homes	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2238.1	Beachlands South Limited Partnership	Approve in general the application of the Mixed Housing urban zone through urban residential areas to incorporate the MDRS.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2238.2	Beachlands South Limited Partnership	Approve in general the application of the THAB zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2238.3	Beachlands South Limited Partnership	Reject the decision not to apply walkable catchments around ferry services.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2238.4	Beachlands South Limited Partnership	Approve the application of MDRS in Beachlands.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2238.5	Beachlands South Limited Partnership	Reject the Beachlands Transport Infrastructure Constraints QM unless Council unless it can be shown to be required by an appropriate level of analysis.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS84	Julien Leys	Oppose	2238.6	Beachlands South Limited Partnership	Apply a walkable catchment to Beachlands from the edge of the Pine Harbour Ferry Terminal in accordance with the submitter's walking and cycling isochrone analysis [see Appendix 1].	Walkable Catchments	WC RTN Other
FS84	Julien Leys	Oppose	2238.7	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2238.8	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2238.9	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2238.10	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2238.11	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2238.12	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2238.13	Beachlands South Limited Partnership	Remove H5.6.18 Windows to street and private vehicle and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2238.14	Beachlands South Limited Partnership	Remove H5.6.19 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2238.15	Beachlands South Limited Partnership	Remove H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2238.16	Beachlands South Limited Partnership	Remove H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2238.17	Beachlands South Limited Partnership	Remove all proposed special information requirements under H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	2238.18	Beachlands South Limited Partnership	Remove H6.6.19 Windows to street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2238.19	Beachlands South Limited Partnership	Remove H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2238.20	Beachlands South Limited Partnership	Remove H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2238.21	Beachlands South Limited Partnership	Remove H6.6.22 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2238.22	Beachlands South Limited Partnership	Remove all proposed special information requirements under H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2238.23	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2238.24	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2238.25	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2238.26	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2238.27	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2238.28	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2238.29	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	2238.30	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.1	Stuart P.C. Ltd	Approve the zoning of Selwyn Avenue, Mission Bay.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.2	Stuart P.C. Ltd	Amend plan change provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council QM and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.3	Stuart P.C. Ltd	Remove from maps overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.4	Stuart P.C. Ltd	Approve C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2248.5	Stuart P.C. Ltd	Delete the requirement that that all applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect, commensurate with the scale and significance of the effects of the proposed buildings.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2248.6	Stuart P.C. Ltd	Delete statement 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' from E38 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2248.7	Stuart P.C. Ltd	Delete 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA' from E36 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2248.8	Stuart P.C. Ltd	Delete statement 'and in some cases has applied the Residential - Low Density Residential Zone to this land' from E36.1 Background.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2248.9	Stuart P.C. Ltd	Delete references to QM from the following amendment to E38.1: 'This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters.'	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.10	Stuart P.C. Ltd	Delete references to QM from E38.2(10)(d), E38.2(10)(e), and E38.2 Medium Density Residential Standards Objectives (11).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.11	Stuart P.C. Ltd	Delete references to QM from E38.3 Policies (13), (31), (32), (33), (34), and (35), particularly references to the mapped Infrastructure Constraints.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.12	Stuart P.C. Ltd	Delete references to QM, particularly the mapped Infrastructure Constraints, from Table E38.2 Activity table.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.13	Stuart P.C. Ltd	Approve the proposed provisions of E38.8.1A Standards, except specify that for subdivision around approved land use resource consent or around existing building and development Standard E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.14	Stuart P.C. Ltd	Expand the provisions of E38.8.1A Standards to also apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.15	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.8.2 Standards.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.16	Stuart P.C. Ltd	Reject amendments to E38.11.1.	Subdivision	Urban Subdivision

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FS84	Julien Leys	Oppose	2248.17	Stuart P.C. Ltd	Reject amendments to E38.11.2.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.18	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.1.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.19	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.2.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2248.20	Stuart P.C. Ltd	Approve Mixed Housing Urban zoning where it has been applied in Auckland.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.21	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2248.22	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.23	Stuart P.C. Ltd	Delete H5.2 Objectives (5), (6), (7), (8), (9), and (10).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2248.24	Stuart P.C. Ltd	Delete H5.3 Policies (6A)(a),(b),(c),(d),(e),(f),(g),(h),(i), (7), (11), (12), (13), (14), (15), (16), and (17).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2248.25	Stuart P.C. Ltd	Delete from H5.4.1 Activity Table the following clarifying statement: 'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2248.26	Stuart P.C. Ltd	Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2248.27	Stuart P.C. Ltd	Delete from H5.4.A Activity Table 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2248.28	Stuart P.C. Ltd	Reject in H5.4.A Activity Table the Introduction of extensive new standards to be complied with against new and existing rules.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2248.29	Stuart P.C. Ltd	Approve the deletion of existing notification provisions at H5.5(1) and approve all of the text at H5.5(4), (5), and (6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2248.30	Stuart P.C. Ltd	Approve H5.6.3A (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.31	Stuart P.C. Ltd	Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.32	Stuart P.C. Ltd	Delete H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	2248.33	Stuart P.C. Ltd	Approve H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.34	Stuart P.C. Ltd	Approve amendments to H6.6.8 except for Table H5.6.8.2. being identified as a QM.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.35	Stuart P.C. Ltd	Approve amendments to H5.6.10 except for the following additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: 'Purpose: …and to provide for the protection and management of SEAs' and H5.6.10 (2) (a), (b), and (c).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.36	Stuart P.C. Ltd	Approve following amendments to H5.6.11 'Developments containing up to three dwellings must comply with the following: (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling,' as they are required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.37	Stuart P.C. Ltd	Reject the following amendments to H5.6.11: 'Development containing four or more dwellings and any other developments must comply with the following: (5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch. (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1… (7) A minimum of 50% of the front yard must be landscaped.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.38	Stuart P.C. Ltd	Approve amendments to H5.6.12 which have been amended to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.39	Stuart P.C. Ltd	Approve the reduction of the outlook requirement to 5m in H5.6.12 where it has been amended to apply to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.40	Stuart P.C. Ltd	Reject 'measurement from balcony edge' in H5.6.12 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.41	Stuart P.C. Ltd	Reject in H5.6.12 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.42	Stuart P.C. Ltd	Approve those amendments to H.5.6.14 which give effect to MDRS requirements for up to three dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.43	Stuart P.C. Ltd	Reject the following amendments to H5.6.14: Purpose statement expanded to specify integrated residential areas and that living space must be separated from vehicle access and manoeuvring areas; and the requirement that hat private outdoor living spaces are directly accessible from main dwelling areas; and the requirement that communal outdoor living spaces are conveniently accessible for all occupants.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.44	Stuart P.C. Ltd	Reject where Standard H5.6.14 has been amended to apply to four or more dwellings and where it is specified that it applies to integrated residential areas.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.45	Stuart P.C. Ltd	Reject the whole of H5.6.14 (4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS84	Julien Leys	Oppose	2248.46	Stuart P.C. Ltd	Delete H5.6.18.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.47	Stuart P.C. Ltd	Delete H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.48	Stuart P.C. Ltd	Delete H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.49	Stuart P.C. Ltd	Delete H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.50	Stuart P.C. Ltd	Delete the following text from H5.7.1: 'The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application: (1) For one dwelling per site subject to a Significant Ecological Area Overlay: (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area; (b) The location, bulk and scale of built development relative to the surrounding ecological values,' or if retained do not refer to 'sites' subject to a SEA overlay but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.51	Stuart P.C. Ltd	Delete H5.7.2(1)(a).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2248.52	Stuart P.C. Ltd	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.53	Stuart P.C. Ltd	Delete H5.8.2(1)(b), (c), (d), (e).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.54	Stuart P.C. Ltd	Approve the deletion of 'intensity' from matters of discretion H5.8.1(2)(a)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.55	Stuart P.C. Ltd	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.56	Stuart P.C. Ltd	Approve the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.57	Stuart P.C. Ltd	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.58	Stuart P.C. Ltd	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.59	Stuart P.C. Ltd	Delete substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site and amendments to criteria for four or more dwellings at H5.8.2(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS84	Julien Leys	Oppose	2248.60	Stuart P.C. Ltd	Delete changes to matters of discretion H5.8.1(3) relating to integrated residential developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.61	Stuart P.C. Ltd	Delete H5.8.1 (6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.62	Stuart P.C. Ltd	Delete amendments / significant additions to H5.8.2(4).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.63	Stuart P.C. Ltd	Approve amendments / significant additions to H5.8.2(6).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.64	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(9).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.65	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(10).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.66	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(11).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.67	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.68	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(13).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.69	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.70	Stuart P.C. Ltd	Approve proposed provisions in H5.8.2(15).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.71	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(15A).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.72	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(16).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.73	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(17).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.74	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2248.75	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.76	Stuart P.C. Ltd	Delete new criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.77	Stuart P.C. Ltd	Delete new criteria at H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.78	Stuart P.C. Ltd	Delete new criteria at H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.79	Stuart P.C. Ltd	Delete H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2248.80	Stuart P.C. Ltd	Approve the application of the THAB zone to areas inside walkable catchments.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.81	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2248.82	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2248.83	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2248.84	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	2248.85	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)
FS84	Julien Leys	Oppose	2248.86	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	2248.87	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	2248.88	Stuart P.C. Ltd	Approve amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2248.89	Stuart P.C. Ltd	Delete new objectives and amendments to objectives at H6.2 and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2248.90	Stuart P.C. Ltd	Delete new policies and amendments to policies at H6.3, noting particularly H6.3(4A)(e), (12), and (14), and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2248.91	Stuart P.C. Ltd	Delete significant additions to Activity Table H6.4.1, including but not limited to (A7), (A31), and (A31A), particularly removing reference to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2248.92	Stuart P.C. Ltd	Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2248.93	Stuart P.C. Ltd	Delete duplications of rules and standards throughout H6.4.1 (A31), (A31A), (A32), (A32A), (A33), (A33A) to better streamline the plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2248.94	Stuart P.C. Ltd	Approve the notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2248.95	Stuart P.C. Ltd	Delete H6.6.4B and H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.96	Stuart P.C. Ltd	Delete the MDRS standard 'for up to three dwellings' in H6.6.5 and replace it with the standard zone height limits proposed inside or outside walkable catchments and enable at least six storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.97	Stuart P.C. Ltd	Approve proposed amendments to H6.6.6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.98	Stuart P.C. Ltd	Approve deletion of H6.6.7 as long as the proposed amendments to H6.6.6 are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.99	Stuart P.C. Ltd	Approve H.6.8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS84	Julien Leys	Oppose	2248.100	Stuart P.C. Ltd	Delete provisions relating to SEAs from H6.6.11.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.101	Stuart P.C. Ltd	Delete amendments to H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.102	Stuart P.C. Ltd	Approve reduction of outlook requirement to 5m in H6.6.13.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.103	Stuart P.C. Ltd	Reject measurement from balcony edge in H6.6.13 where the standard specifies that 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.104	Stuart P.C. Ltd	Reject in H6.6.13 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.105	Stuart P.C. Ltd	Delete amendments to H6.6.15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.106	Stuart P.C. Ltd	Delete amendments to H6.6.19.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.107	Stuart P.C. Ltd	Delete amendments to H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.108	Stuart P.C. Ltd	Delete amendments to H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.109	Stuart P.C. Ltd	Delete amendments to H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2248.110	Stuart P.C. Ltd	Delete amendments to H6.7.1, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS84	Julien Leys	Oppose	2248.111	Stuart P.C. Ltd	Delete amendments to H6.7.2, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.112	Stuart P.C. Ltd	Reject H6.8.1 (6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.113	Stuart P.C. Ltd	Retain assessment criteria relating to infrastructure capacity to serve a development in H6.8.1 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.114	Stuart P.C. Ltd	Delete H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.115	Stuart P.C. Ltd	Approve the proposed deletion of 'intensity' from H6.8.1(1)(b)(i), H6.8.1(2)((a)(i), H6.8.1(3)(a)(i), and H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.116	Stuart P.C. Ltd	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d), and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.117	Stuart P.C. Ltd	Delete proposed provisions from H6.8.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.118	Stuart P.C. Ltd	Retain infrastructure matter in H6.8.2 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.119	Stuart P.C. Ltd	Delete amendments to H.6.8.2, noting that it is inappropriate to include footpath upgrades within criteria as this will likely lead to piecemeal outcomes at the expense of developers and buyers and Council should use Development Contributions instead.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.120	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.121	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Residential - transitions/height next to SCAR

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FS84	Julien Leys	Oppose	2248.122	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Business - transitions/height next to SCAB
FS84	Julien Leys	Oppose	2248.123	Stuart P.C. Ltd	Delete additions to H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2248.124	Stuart P.C. Ltd	Approve those zoning changes and provisions which seek to implement the NPS-UD and MDRS requirements.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.125	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Residential Zones	Residential Zones (General or other)
FS84	Julien Leys	Oppose	2248.126	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.127	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	2248.128	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriateness of QMs (Other)
FS84	Julien Leys	Oppose	2248.129	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	2248.130	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	2248.131	Stuart P.C. Ltd	Remove QM from 30 and 32 Selwyn Drive, Mission Bay, in particular the Coastal Inundation and Flooding Constraints QM applied to the site, and note that these primarily apply to Tāmaki Drive.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2248.132	Stuart P.C. Ltd	Express concerns that the plan change overcomplicates the structure of the AUP and is overly prescriptive.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2248.133	Stuart P.C. Ltd	Express concerns that proposed changes to the Mixed Housing Urban zone are overly prescriptive and inconsistent with the otherwise clear, efficient, and effective AUP.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2248.134	Stuart P.C. Ltd	Express concerns that amendments regulating 'four plus dwellings' in the Mixed Housing Urban zone are overly prescriptive and will lead to a significant reduction in design flexibility, impacts on land development potential, and increased resource consent costs.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.1	Aaron Grey	Remove proposed provisions related to natural hazards, protecting or managing heritage, managing sites and areas of significance to Māori, or protecting or managing outstanding natural features and landscapes from the zone provisions and inserting these within the overlay Auckland-wide and precinct provisions (if not already located there), as relevant [consistent with the National Planning Standards].	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.2	Aaron Grey	Ensure inserted provisions use the next sequential number in that section [consistent with the National Planning Standards].	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.3	Aaron Grey	Amend the naming of residential zones to match the Zone Framework standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.4	Aaron Grey	Amend the activity tables of zones of chapters affected by [the plan change] in accordance with the Format Standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.5	Aaron Grey	Amend the relevant definitions in Chapter H in accordance with the Definitions Standard [consistent with the National Planning Standards].	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2273.6	Aaron Grey	Ensure terms 'building' and 'building coverage' are defined in accordance with the Definitions List in 14 of the National Planning Standards.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2273.7	Aaron Grey	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	2273.8	Aaron Grey	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	2273.9	Aaron Grey	Delete all provisions that duplicate (and, in some cases, also cross reference) existing provisions with the Overlay or Auckland-wide chapters.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	2273.10	Aaron Grey	Relocate all new rules related to Significant Ecological Areas to Section D9.	Qualifying Matters A-I	SEAs (D9)
FS84	Julien Leys	Oppose	2273.11	Aaron Grey	Insert a new overlay section for Infrastructure Constraints [refer to appendix 3 for example of this overlay, page 105-109 of the submission]	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS84	Julien Leys	Oppose	2273.12	Aaron Grey	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS84	Julien Leys	Oppose	2273.13	Aaron Grey	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2273.14	Aaron Grey	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Walkable Catchments	WC General

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FS84	Julien Leys	Oppose	2273.15	Aaron Grey	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2273.16	Aaron Grey	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2273.17	Aaron Grey	Avoid using zones to restrict development to the extent necessary to accommodate qualifying matters, relying instead on Overlay, Auckland-wide or Precinct provisions to do so.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS84	Julien Leys	Oppose	2273.18	Aaron Grey	Retain proposed walkable catchments so are not removed or reduced (but could be increased).	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	2273.19	Aaron Grey	Account for roads and paths required by precinct plans for walkable catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2273.20	Aaron Grey	Amend proposed walkable catchments to include those parts of large sites within 800m that are expected to be subdivided further.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2273.21	Aaron Grey	Add walkable catchments within 800m of all bus stops serving routes that qualify as rapid transits stops (refer to full submission) and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zoned land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2273.22	Aaron Grey	Add walkable catchments within 800m of the existing Onehunga and Te Papapa train stations and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Methodology
FS84	Julien Leys	Oppose	2273.23	Aaron Grey	Add walkable catchments within 800m of the proposed Ngākōroa train station and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Future stops
FS84	Julien Leys	Oppose	2273.24	Aaron Grey	Add walkable catchments within 800m of the proposed Eastern Busway stations at Pakuranga Town Centre, Edgewater Drive, Gossamer Drive, Burswood and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2273.25	Aaron Grey	Add walkable catchments within 800m of the proposed North-Western Busway stations at Te Atatu Road, Lincoln Road and Westgate, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2273.26	Aaron Grey	Add walkable catchments within 800m of the proposed Airport to Botany Busway stations at Carruth Road, Manukau, Diorella Drive, Dawson Road, Ormiston Road, Accent Drive, Smales Road and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2273.27	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal
FS84	Julien Leys	Oppose	2273.28	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.29	Aaron Grey	Ensure Policy 3(d) intensification areas are subject to a maximum height limit that is not less than the height limit of the adjacent Local Centre zone and Town Centre zone, applying Height Variation Control is necessary.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS84	Julien Leys	Oppose	2273.30	Aaron Grey	Avoid applying zoning determined by whether qualifying matters apply to the site, in order to avoid zoning boundaries that are not defensible.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.31	Aaron Grey	Amend edge of walkable catchments and Policy 3(d) intensification areas to redraw to ensure that zoning boundaries are defensible. [Refer to full submission for further details].	Walkable Catchments	WC General - Methodology
FS84	Julien Leys	Oppose	2273.32	Aaron Grey	Rezone all land subject to a residential zone that has been vested in Council as reserve or acquired by Council for use as a park be, to Open Space - Informal Recreation Zone.	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.33	Aaron Grey	Amend Tables A1.4.8.1 and A1.4..8.2 as necessary to ensure consistency with other relief granted in response to decisions requested in the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2273.34	Aaron Grey	Delete Section A1.8.2.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2273.35	Aaron Grey	Retain section C1.6A as proposed.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS84	Julien Leys	Oppose	2273.36	Aaron Grey	Insert into Section G2 a list of walkable catchment areas.	Walkable Catchments	WC General
FS84	Julien Leys	Oppose	2273.37	Aaron Grey	Amend the definitions of "building and "building coverage" to refer to the definitions in the National Planning Standards in relation to the construction and use of residential dwellings.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2273.38	Aaron Grey	Amend the definition of "landscaped area" to remove reference to "pervious" in relation to paths. [Refer to full submission for proposed wording].	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2273.39	Aaron Grey	Delete the phrase "although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain" in the advice note beneath the definition of "floodplain".	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2273.40	Aaron Grey	Delete "Note: Auckland Council may prepare a future plan change that apples to coastal erosion hazard areas" below the definition of coastal erosion hazard area.	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2273.41	Aaron Grey	Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.42	Aaron Grey	Delete viewshaft E10 from Schedule 9 and the AUP maps.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2273.43	Aaron Grey	Delete any other viewshafts that unduly restrict development capacity anticipated by Policy 3 of the NPS-UD.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS84	Julien Leys	Oppose	2273.44	Aaron Grey	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS84	Julien Leys	Oppose	2273.45	Aaron Grey	Amend D24.4.3(A37) and D24.4.3(A38) so refer to dwellings that comply with and do not comply with Standard D24.6.3, deleting the minimum density requirements.	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	2273.46	Aaron Grey	Delete "restrictions on the numbers of people to be accommodated through zoning and density mechanisms and" from Policy D24.3(3)(a).	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	2273.47	Aaron Grey	Make consequential changes to the Flat Bush Precinct to remove all density requirements based on the Auckland Airport moderate aircraft noise area.	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	2273.48	Aaron Grey	Delete the Auckland International Airport Aircraft Noise Notification Area from the mapped extent of the Aircraft Noise Overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS84	Julien Leys	Oppose	2273.49	Aaron Grey	Insert text into Section E12.5 in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.50	Aaron Grey	Insert text into E27.5(1) in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS84	Julien Leys	Oppose	2273.51	Aaron Grey	Amend text as "in some cases has applied the Residential - Low Density Residential Zone to this land" is not inserted in Section E36.1.	Qualifying Matters A-I	Significant Natural Hazards
FS84	Julien Leys	Oppose	2273.52	Aaron Grey	Delete these provisions (Objective E38.2(10)(e), Policies E38.3(31) and E38.3(32), Rules E38.4.2(A29A) to E38.4.2(A29D), Standards E38.8.2.7 to E38.8.2.9, Matters of discretion E38.12.1(10) and E38.12.1(11), Assessment criteria E38.12.2(10) and E38.12.2(11)) from E38 and instead insert an Infrastructure Constraints Overlay section that includes these provisions. [Refer to the example overlay in Appendix 3, page 105 - 109 of the full submission].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.53	Aaron Grey	Replace insert "(except for subdivision around MDRS compliant development", insert "(unless Policy E38.3(6) applies)" in Policy E38.3(13).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.54	Aaron Grey	Delete Policy E38.3(35).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.55	Aaron Grey	Split Table E38.4.1 into two tables [to clarify ambiguity to rules related to qualifying matters not being given regard to when necessary]. First table including activities (A1) to (A6), (A12), and, the second table including activities (A7), (A8), (A9), (A10), (A11) and (A13). [Refer to the submission (page 37) for further details].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.56	Aaron Grey	Amend Table E38.2 to delete (A13A) to (A13G) from Table E38.4.2, including Note 1. Delete Standards E38.8.2 and E38.8.2.2 and make the changes to Table E38.4.2, Standards E38.8.1A.1 and E38.8.1A.2 as detailed in Appendix 4 [page 110 of submission]. If they are to be retained, relocate activities (A13A) to (A13G) to a new Activity Table.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.57	Aaron Grey	Delete subclauses (2A) and (2B) on the basis that all relevant activities will be covered by clause (1) in E38.5.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.58	Aaron Grey	Insert clause in Standard E38.2.6 to enable development beyond the extent necessary to accommodate qualifying matters, If the Special Character Overlay is to be retained. [Refer to proposed wording in the full submission (page 39)].	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.59	Aaron Grey	Amend the size requirements under Tables E38.2.3.1 and E38.8.3.1.1 to match the size requirements in the MHU zone, if the Low Density Zone is to be retained.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.60	Aaron Grey	Amend the size requirements for the THAB zone under Tables E38.8.2.3.1 and E38.8.3.1.1 to match the size requirements in the Mixed Housing Urban Zone.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.61	Aaron Grey	Delete Standards E38.8.2.7 and E38.8.2.8 and insert special information requirements for each of these activities to achieve the requirements of subclause (1). Relocate these provisions into a new Infrastructure Constraints Overlay section.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.62	Aaron Grey	Delete subclauses (2)(a) and (2)(b) or replace these with: “the effect of the design and layout of the proposed sites created” to be consistent with E38.12.1(6). Consequential changes to E38.11.2(2) would be required.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.63	Aaron Grey	Delete assessment criterion E38.11.2(2)(c)(iii). Alternatively, insert “… as a result of the proposed subdivision boundaries” to the end of assessment criterion E38.11.2(2)(c)(iii).	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.64	Aaron Grey	Insert “If the site is an area subject to the Infrastructure – Combined Water and/or Wastewater Constraints Control…" as necessary or split out E38.12.1(11) and E38.12.2(11) to cover Infrastructure - Combined Wastewater Network Control and the Infrastructure - Water and/or Wastewater Constraints Control separately.	Subdivision	Urban Subdivision
FS84	Julien Leys	Oppose	2273.65	Aaron Grey	Amend sections H3.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording	Single House Zone provisions	H3 Single House Zone Provisions
FS84	Julien Leys	Oppose	2273.66	Aaron Grey	Amend sections H4.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording].	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS84	Julien Leys	Oppose	2273.67	Aaron Grey	Amend Objective HA.2(3) and Policy H3A.3(6) by replacing “Community activities” with “Non-residential activities", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.68	Aaron Grey	Amend Objective H3A.2(4) and Policy H3A.3(7) to restrict development further to that which is provided for under sections 77I and 77O of the RMA, if the LDR Zone is not deleted. Refer to the full submission for proposed wording.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.69	Aaron Grey	Amend Standard H3A.6.7 and Figure H3A.6.7 by replacing "8m with "11m", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.70	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H3A.4.1.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.71	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H5.4.1.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.72	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H6.4.1	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.73	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H3A.4.1, for discretionary and non-complying activities ((A4), (A5), (A6), (A7), (A9), (A31), (A33)).	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.74	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H5.4.1, for discretionary and non-complying activities [H5.4.1(2B)].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.75	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H6.4.1, for discretionary and non-complying activities [H6.4.1(2B)].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.76	Aaron Grey	Amend Standard H3A.6.8(1) to replace application of HIRB from "all" to "side and rear" boundaries.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.77	Aaron Grey	Delete "(excluding corner sites)" from Table [H]3A.6.9.1.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.78	Aaron Grey	Amend Standard H3A.6.9(3) to delete reference to H3A.6.9(2).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.79	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H3A.6.12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.80	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H5.6.11	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.81	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.82	Aaron Grey	Delete rule H3A.4.1(A3) (with consequential changes to rule H3A.4.1(A2) to make two or three dwellings per site a permitted activity), delete matter of discretion H3A.8.1(3) and assessment criteria H3A.8.2(9), if the LDR Zone is not deleted. Alternatively, delete matter of discretion H3A.8.1(3)(a) and delete assessment criteria H3A.8.2(9)(a), H3A.8.2(9)(b), H3A.8.2(9)(c), H3A.8.2(9)(d) and H3A.8.2(9)(e) (retaining matter of discretion H3A.8.1(3)(b) and assessment criterion H3A.8.2(9)(f).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.83	Aaron Grey	Delete the assessment criteria in sections H3A.8.2(9)(a), H5.8.2(2)(a), H5.8.2(3)(a), H6.8.2(2)(a) and H6.8.2(3)(a).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.84	Aaron Grey	Delete Policy H5.3(6A)(i).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.85	Aaron Grey	Delete Policies H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2273.86	Aaron Grey	Delete Policies H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2273.87	Aaron Grey	Delete matters of discretion in sections H5.8.1(1)(c), H5.8.1(2)(d), H5.8.1(3)(d), and the assessment criteria in sections H5.8.2(1) (f), H5.8.2(2)(i), H5.8.2(3)(l)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.88	Aaron Grey	Delete sections H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and the assessment criteria in sections H6.8.2(1)(f)(i), H[6].8.2(2)(m)(i) and H[6].8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.89	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.90	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.91	Aaron Grey	Delete Standards H5.6.19, H5.6.20 and H5.6.21 from the list of standards to be complied with for activity H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.92	Aaron Grey	Delete Standards H6.6.20, H6.6.21 and H6.6.22 from the list of standards to be complied with for activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.93	Aaron Grey	Replace the text in this column for activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A32) H5.4.1(A32A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H5.4.1(A31), H5.4.1(A31A), with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) could be deleted and no changes need be made to activities H5.4.1(A31), H5.4.1(A32).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.94	Aaron Grey	Replace the text in this column for activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A33) and H6.4.1(A33A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H6.4.1(A32) and H6.4.1(A32A) with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) could be deleted and no changes need be made to activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.95	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.96	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) are retained,	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.97	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H5.4.1(A30A), H5.4.1(A31A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.98	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H6.4.1(A31A) and H6.4.1(A32A) are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.99	Aaron Grey	Delete H5.5(5) and H6.5(5) and retain H5.5(1)(b), ensuring that H5.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.100	Aaron Grey	Ensure that H6.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.101	Aaron Grey	Delete Standard H5.6.3A.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.102	Aaron Grey	Delete Standard H6.6.4A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.103	Aaron Grey	Retain Standard H5.6.5(2)(b). If the LDR Zone is not deleted (see above), then insert a provision equivalent to Standard H5.6.5(2)(b) in Standard H3A.6.8.1.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.104	Aaron Grey	Retain H6.6.6(2)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.105	Aaron Grey	Split Standards H5.6.8 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.106	Aaron Grey	Split Standards H6.6.9 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.107	Aaron Grey	Split Standards H5.6.11, H5.6.12, H5.6.14 H5.6.18 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.108	Aaron Grey	Split Standards H6.6.6, H6.6.12, H6.6.13, H6.6.15 and H6.6.19 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.109	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H5.6.11(5).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.110	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H6.6.12(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.111	Aaron Grey	Amend Standard H5.6.12 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.112	Aaron Grey	Amend Standard H6.6.13 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.113	Aaron Grey	Insert definitions for "at ground level" and "above ground floor level". [Refer to full submission (page 52) for proposed wording].	Plan making and procedural	Definitions
FS84	Julien Leys	Oppose	2273.114	Aaron Grey	Delete Standards H5.6.14(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.115	Aaron Grey	Delete Standards H6.6.15(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.116	Aaron Grey	Amend Standard H5.6.18 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.117	Aaron Grey	Amend Standard H6.6.19 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.118	Aaron Grey	Amend Standard H5.6.19 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.119	Aaron Grey	Amend Standard H6.6.20 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.120	Aaron Grey	Amend Standard H5.6.20 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.121	Aaron Grey	Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.122	Aaron Grey	Amend Standard H5.6.21 for measurability. [Refer to full submission (page 55 and 56) for details of proposed plan text].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.123	Aaron Grey	Amend Standard H6.6.22 for measurability. [Refer to full submission (page 55 and 56) for proposed wording].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.124	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.125	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.126	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H5.8.1(2)(i)A.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.127	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H6.8.1(2)(i)A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.128	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(ib).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.129	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(ib).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.130	Aaron Grey	Replace matters of discretion in section H5.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.131	Aaron Grey	Replace matters of discretion in section H6.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.132	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.133	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.134	Aaron Grey	Delete the assessment criteria in section H5.8.1(3)(a)(i)C.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.135	Aaron Grey	Delete the assessment criteria in section H6.8.1(3)(a)(i)C..	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.136	Aaron Grey	Delete the assessment criteria in section H5.8.2(2)(ac).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.137	Aaron Grey	Delete the assessment criteria in section H6.8.2(2)(ac).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.138	Aaron Grey	Replace Policies H6.3(A1), H6.3(1) and H6.3(2)(a) with suggested revised policy. [wording detailed in the full submission, refer to page 58 and 59].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2273.139	Aaron Grey	Replace "Dwellings (up to three)" with "Up to three dwellings per site" for H6.4.1(A3). Replace "Dwellings (four or more)" with "Four or more dwellings per site" for H6.4.1(A4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2273.140	Aaron Grey	Insert "… side and rear boundaries…" at Standard H6.6.6(1B)- (1C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.141	Aaron Grey	Amend Standard H8.6.2 and/or Map H8.11.3 to remove the general height limit of 72.5 m.	Business Zones provisions	City Centre Zone - height provisions
FS84	Julien Leys	Oppose	2273.142	Aaron Grey	Delete Standard H10.6.1(1A).	Business Zones provisions	Town Centre Zone - provisions
FS84	Julien Leys	Oppose	2273.143	Aaron Grey	Amend Standard H16.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Heavy Industry Zone
FS84	Julien Leys	Oppose	2273.144	Aaron Grey	Amend Standard H17.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Light Industry Zone
FS84	Julien Leys	Oppose	2273.145	Aaron Grey	Amend Standard H22.6.4 to insert an additional provision that specifies Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone
FS84	Julien Leys	Oppose	2273.146	Aaron Grey	Delete “the Future Urban zone” from the inserted text in Table H30.6.1.1	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS84	Julien Leys	Oppose	2273.147	Aaron Grey	Delete following Precinct text 'The rules in Activity Table [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. The standards in [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying [X] Zone and for the construction and use of up to 3 dwellings per site.' from all precincts and consequential amendments are made to standards as necessary to ensure that MDRS development is only restricted when a qualifying matter qualifies.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS84	Julien Leys	Oppose	2273.148	Aaron Grey	Delete Flat Bush Precinct from the urban zones to the greatest extent possible so that greater reliance is given to the underlying zone and Auckland-wide provisions (giving regard to the potential changes attached as appendix 5), or alternatively amend as set out on page 63 of the submission including but not limited to deleting I412.4.1(A14), amend I412.4.1(A20) to only refer to subdivision, delete the minimum and average lot sizes for Sub-precincts A, D, E, F and H from Table I412.6.2.1.1 and delete the minimum site dimensions for Sub-precincts A, B, D, E, F and H from Table I412.6.2.2.1.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS84	Julien Leys	Oppose	2273.149	Aaron Grey	Delete the "zone and precinct standards to be complied with" column, given that the underlying zone provisions are now heavily relied on.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.150	Aaron Grey	Delete activities (A7) and (A9) (“four or more dwellings” and “integrated residential development”) and associated provisions given that full reliance can now be made on the underlying zone provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.151	Aaron Grey	Delete Standard I449.6.2.2, given that these requirements are now no different from the Auckland-wide standards.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.152	Aaron Grey	Delete Standard I433.6.2(1).	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS84	Julien Leys	Oppose	2273.153	Aaron Grey	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 consistent with the memo attached in Appendix 7 [page 168-170 of submission].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.154	Aaron Grey	Delete Millwater South Precinct to the greatest extent possible, particularly in relation to provisions that are proposed to be retained due to a local character and local amenity qualifying matter.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS84	Julien Leys	Oppose	2273.155	Aaron Grey	Relocate Objective H3A.2(6) (if retained) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.156	Aaron Grey	Relocate Objective H3A.2(7) to Section D21	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.157	Aaron Grey	Relocate Objective H3A2(8) to Section D9, D10, D11 and D17.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.158	Aaron Grey	Relocate Objective H3A.2(9) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.159	Aaron Grey	Relocate Objective H3A.2(11) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.160	Aaron Grey	Relocate Policy H3A.3(8) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.161	Aaron Grey	Relocate Policy H3A.3(9) to Section D9, D10 and D11.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.162	Aaron Grey	Relocate Policy H3A.3(10) to Section D21.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.163	Aaron Grey	Relocate Policy H3A.3(13) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.164	Aaron Grey	Relocate Policy H3A.3(14) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.165	Aaron Grey	Relocate Policy H3A.3(15) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.166	Aaron Grey	Relocate Policy H3A.3(16) to Section D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.167	Aaron Grey	Relocate Policy H3A.3(17) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.168	Aaron Grey	Relocate Activity H3A.4.1(A4) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.169	Aaron Grey	Relocate Activity H3A.4.1(A5) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.170	Aaron Grey	Relocate Activity H3A.4.1(A6) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.171	Aaron Grey	Relocate Activity H3A.4.1(A7) to Section D12.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.172	Aaron Grey	Relocate Activity H3A.4.1(A8) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.173	Aaron Grey	Relocate Activity H3A.4.1(A9) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.174	Aaron Grey	Relocate Activity H3A.4.1(A10) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.175	Aaron Grey	Relocate Activity H3A.4.1(A20) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.176	Aaron Grey	Relocate Activity H3A.4.1(A31) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.177	Aaron Grey	Relocate Activity H3A.4.1(A32) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.178	Aaron Grey	Relocate Activity H3A.4.1(A33) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.179	Aaron Grey	Relocate Activity H3A.4.1(A34) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.180	Aaron Grey	Relocate Activity H3A.4.1(A35) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.181	Aaron Grey	Relocate Activity H3A.4.1(A36) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.182	Aaron Grey	Relocate Activity H3A.4.1(A37) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.183	Aaron Grey	Relocate Activity H3A.4.1(A38) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.184	Aaron Grey	Relocate Standard H3A.6.4 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.185	Aaron Grey	Relocate Standard H3A.6.5 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.186	Aaron Grey	Relocate Standard H3A.6.8.1(2) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.187	Aaron Grey	Relocate Standard H3A.6.6 to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.188	Aaron Grey	Relocate Standard H3A.6.7(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.189	Aaron Grey	Relocate Standard H3A.6.8(2) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.190	Aaron Grey	Relocate Standard H3A.6.10(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.191	Aaron Grey	Relocate Standard H3A.6.11(2) to (4), to Section D9.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.192	Aaron Grey	Relocate Standard H3A.6.12(3) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.193	Aaron Grey	Relocate Standard H3A.7.2(1) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.194	Aaron Grey	Relocate Standard H3A.7.2(2) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.195	Aaron Grey	Relocate Standard H3A.8.1(4) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.196	Aaron Grey	Relocate Standard H3A.8.1(5) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.197	Aaron Grey	Relocate Standard H3A.8.2(4)(i)-(k) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.198	Aaron Grey	Relocate Standard H3A.8.2(10) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.199	Aaron Grey	Relocate Standard H3A.8.2(11) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS84	Julien Leys	Oppose	2273.200	Aaron Grey	Relocate Objective H5.2(10) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2273.201	Aaron Grey	Relocate Policy H5.3(13) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2273.202	Aaron Grey	Relocate Policy H5.3(15) to Section D9.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2273.203	Aaron Grey	Relocate Policy H5.3(16) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2273.204	Aaron Grey	Relocate Policy H5.3(17) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS84	Julien Leys	Oppose	2273.205	Aaron Grey	Relocate Activity H5.4.1(A2A) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.206	Aaron Grey	Relocate Activity H5.4.1(A2B) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.207	Aaron Grey	Relocate Activity H5.4.1(14A) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.208	Aaron Grey	Relocate Activity H5.4.1(14B) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.209	Aaron Grey	Relocate Activity H5.4.1(14C) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.210	Aaron Grey	Relocate Activity H5.4.1(32A) to [Section D9]	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS84	Julien Leys	Oppose	2273.211	Aaron Grey	Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.212	Aaron Grey	Relocate Standard H5.6.3C to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.213	Aaron Grey	Relocate Standard H5.6.5(2) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.214	Aaron Grey	Relocate Standard H5.6.10(2) to Section D9.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS84	Julien Leys	Oppose	2273.215	Aaron Grey	Relocate H5.7.1(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.216	Aaron Grey	Relocate H5.7.2(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.217	Aaron Grey	Relocate H5.8.1(6) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.218	Aaron Grey	Relocate H5.8.1(7) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.219	Aaron Grey	Relocate H5.8.2(4)(f) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.220	Aaron Grey	Relocate H5.8.2(22) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.221	Aaron Grey	Relocate H5.8.2(21) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS84	Julien Leys	Oppose	2273.222	Aaron Grey	Relocate ObjectiveH6.2(9) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2273.223	Aaron Grey	Relocate Policy H6.3(13) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2273.224	Aaron Grey	Relocate Policy H6.3(15) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS84	Julien Leys	Oppose	2273.225	Aaron Grey	Relocate Activity H6.4.1(A2A) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.226	Aaron Grey	Relocate Activity H6.4.1(A2B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.227	Aaron Grey	Relocate Activity H6.4.1(3B) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.228	Aaron Grey	Relocate Activity H6.4.1(3C) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.229	Aaron Grey	Relocate Activity H6.4.1(33B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS84	Julien Leys	Oppose	2273.230	Aaron Grey	Relocate Standard H6.6.4B to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.231	Aaron Grey	Relocate Standard H6.6.4C to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.232	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.233	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS84	Julien Leys	Oppose	2273.234	Aaron Grey	Relocate H6.7.2(1) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.235	Aaron Grey	Relocate H6.8.1(6) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.236	Aaron Grey	Relocate H6.8.1(7) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.237	Aaron Grey	Relocate H6.8.2(22) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.238	Aaron Grey	Relocate H6.8.2(21) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS84	Julien Leys	Oppose	2273.239	Aaron Grey	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.240	Aaron Grey	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.241	Aaron Grey	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.242	Aaron Grey	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.243	Aaron Grey	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.244	Aaron Grey	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.245	Aaron Grey	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.246	Aaron Grey	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.247	Aaron Grey	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.248	Aaron Grey	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.249	Aaron Grey	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.250	Aaron Grey	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.251	Aaron Grey	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.252	Aaron Grey	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.253	Aaron Grey	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.254	Aaron Grey	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.255	Aaron Grey	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.256	Aaron Grey	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.257	Aaron Grey	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.258	Aaron Grey	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.259	Aaron Grey	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.260	Aaron Grey	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.261	Aaron Grey	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.262	Aaron Grey	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.263	Aaron Grey	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.264	Aaron Grey	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.265	Aaron Grey	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS84	Julien Leys	Oppose	2273.266	Aaron Grey	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.267	Aaron Grey	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.268	Aaron Grey	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.269	Aaron Grey	Delete I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.270	Aaron Grey	Delete I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.271	Aaron Grey	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.272	Aaron Grey	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.273	Aaron Grey	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS84	Julien Leys	Oppose	2273.274	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.275	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.276	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.277	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Special Housing Area precincts and within the urban environment that is adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business – Local Centre or Business – Town Centre.	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	2273.278	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Special Housing Area precincts and within the urban environment currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	SHA Precincts
FS84	Julien Leys	Oppose	2273.279	Aaron Grey	Delete any provisions of the Special Housing Area precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	SHA Precincts

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FS84	Julien Leys	Oppose	2273.280	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land that is adjacent (within 400 m, subject to the position of defensible boundaries) to land at Kumeu and Huapai currently zoned Business – Town Centre.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.281	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Kumeu- Huapai currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.282	Aaron Grey	Delete any provisions of the Huapai Triangle and Huapai 1 precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.283	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all land within Maraetai currently zoned Residential – Single House.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.284	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS84	Julien Leys	Oppose	2273.285	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS84	Julien Leys	Oppose	2273.286	Aaron Grey	Amend text of 1449.1 as follows: 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Support	872.1	Heritage New Zealand Pouhere Taonga	Approve Historic Heritage as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Support	872.2	Heritage New Zealand Pouhere Taonga	Approve Sites and Places of Significance to Mana Whenua as a Qualifying Matter.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS85	Raynor McMahon	Support	872.3	Heritage New Zealand Pouhere Taonga	Approve Heritage Orders as a Qualifying Matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Support	872.4	Heritage New Zealand Pouhere Taonga	Approve inclusion of Special Character Areas (Residential and Business) as a Qualifying Matter	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Support	872.5	Heritage New Zealand Pouhere Taonga	Approve inclusion of Character buildings: City Centre as a Qualifying Matter	Qualifying Matters Other	Character buildings: City Centre
FS85	Raynor McMahon	Support	872.6	Heritage New Zealand Pouhere Taonga	Approve inclusion of Built Form Controls: City Centre as a Qualifying Matter.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS85	Raynor McMahon	Support	872.7	Heritage New Zealand Pouhere Taonga	Approve inclusion of Notable Trees as a Qualifying Matter.	Qualifying Matters Other	Notable Trees (D13)
FS85	Raynor McMahon	Support	872.8	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Auckland Museum Viewshaft Overlay as a Qualifying Matter.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS85	Raynor McMahon	Support	872.9	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Stockade Hill Viewshaft as a Qualifying Matter.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS85	Raynor McMahon	Support	872.10	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Ridgeline Protection Overlay as a Qualifying Matter.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Support	872.11	Heritage New Zealand Pouhere Taonga	Approve inclusion of Significant Infrastructure Constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Areas with long-term infrastructure constraints
FS85	Raynor McMahon	Support	872.12	Heritage New Zealand Pouhere Taonga	Approve inclusion of Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island as a Qualifying Matter.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS85	Raynor McMahon	Support	872.13	Heritage New Zealand Pouhere Taonga	Approve inclusion of Beachlands transport infrastructure constraint as a Qualifying Matter.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS85	Raynor McMahon	Support	872.14	Heritage New Zealand Pouhere Taonga	Note that the Auckland Unitary Plan already enables substantial capacity for increases in housing and growth.	Plan making and procedural	Development Capacity Analysis
FS85	Raynor McMahon	Support	872.15	Heritage New Zealand Pouhere Taonga	Express concern that the plan change does not consider the potential for adaptive re-use, regeneration, and repurposing of existing buildings for housing, or encourage or facilitate this, given that Auckland has too many unused or underutilised houses and these actions have the potential to positively mitigate the impacts of climate change.	Plan making and procedural	General
FS85	Raynor McMahon	Support	872.16	Heritage New Zealand Pouhere Taonga	Reject the methodology used to reassess, survey, and revise the extent of Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	872.17	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Residential as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	872.18	Heritage New Zealand Pouhere Taonga	Reject the proposed extent of Special Character Areas Business as a Qualifying Matter and retain all Special Character Areas as they stand in the AUP as a Qualifying Matter.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS85	Raynor McMahon	Support	872.19	Heritage New Zealand Pouhere Taonga	Add more Historic Heritage Areas which might have been identified while evaluating Special Character Areas.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Support	872.20	Heritage New Zealand Pouhere Taonga	[Inferred] Amend the plan change to counterbalance the envisaged intensification of PC 78 with the provision for more open and green spaces, and consideration of the potential effects of intensification on diminishing current greenery in our city.	Plan making and procedural	General
FS85	Raynor McMahon	Support	872.21	Heritage New Zealand Pouhere Taonga	Reinstate a revised form of Transferable Development Rights heritage bonus incentive that meaningfully benefits eligible heritage places.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Support	872.22	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D19.1 Background where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS85	Raynor McMahon	Support	872.23	Heritage New Zealand Pouhere Taonga	Approve inclusion of the Maunga Viewshafts and Height Sensitive Areas overlay as a Qualifying Matter.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Support	872.24	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D14 where operative document reads 'new text to be inserted'. [inferred that submitter did not access relevant notification document].	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Support	872.25	Heritage New Zealand Pouhere Taonga	Approve rules maintaining and enhancing the character of pre-1940s building to specific sites outside of the Queen Street Valley Precinct which have high significance or contribute to the character of the City Centre area.	Qualifying Matters Other	Character buildings: City Centre
FS85	Raynor McMahon	Support	872.26	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of H8 Business - City Centre Zone where operative document reads 'new text to be inserted' [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Character buildings: City Centre
FS85	Raynor McMahon	Support	872.27	Heritage New Zealand Pouhere Taonga	Clarify proposed new content of D15 especially D15.3 Policies and D15.6 Standards where text has yet to be inserted in operative document [inferred that submitter did not access relevant notification document].	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Support	954.1	Grey Lynn Residents Association	Reduce the City Centre walkable catchment to a maximum of 800 metres as walked, that is that this measurement is applied to actual walkways not applied as a blanket, with a graduated allowance that takes account of topography.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Support	954.2	Grey Lynn Residents Association	Reduce the Ponsonby Road adjoining area for intensification to 200 metres measured from the edge of Ponsonby Road.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensification
FS85	Raynor McMahon	Support	954.3	Grey Lynn Residents Association	Reclassify the Grey Lynn Local Centre as a small local centre.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Support	954.4	Grey Lynn Residents Association	Delete the intensification within 200 metres of the Grey Lynn Local Centre.	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensificatio n
FS85	Raynor McMahon	Support	954.5	Grey Lynn Residents Association	Reinstate the special character overlay over numbers 73 Dryden Street, 75 Dryden Street, 77 Dryden Street, 79 Dryden Street, 81 Dryden Street and 83 Dryden Street, Grey Lynn.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS85	Raynor McMahon	Support	954.6	Grey Lynn Residents Association	Retain residential and business Special Character as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriaten ess of QM (Special Character)
FS85	Raynor McMahon	Support	954.7	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Residential overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS85	Raynor McMahon	Support	954.8	Grey Lynn Residents Association	Request Council to undertake a survey and special character assessment of areas not already covered by the Special Character Areas Business overlay and add qualifying areas to the special character overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/are a to SCAB
FS85	Raynor McMahon	Support	954.9	Grey Lynn Residents Association	Retain infrastructural constraints as a Qualifying Matter.	Qualifying Matters - Infrastructure	Appropriaten ess of QM (Infrastructur e)
FS85	Raynor McMahon	Support	954.10	Grey Lynn Residents Association	Retain notable trees and notable groups of trees as qualifying matters.	Qualifying Matters Other	Notable Trees (D13)
FS85	Raynor McMahon	Support	954.11	Grey Lynn Residents Association	See PC 83 (Additions and amendments to Schedule 10 Notable Trees Schedule)	Other Plan Change	0
FS85	Raynor McMahon	Support	954.12	Grey Lynn Residents Association	Refine MHU zone rules so that neighbours' amenity is preserved.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Support	954.13	Grey Lynn Residents Association	Refine rules for THAB zoned properties which adjoin residential properties zoned for lower density housing so that neighbours' amenity is better preserved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Support	954.14	Grey Lynn Residents Association	Prepare Structure Plans for areas zoned for high density residential development.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Support	954.15	Grey Lynn Residents Association	Rules for density and height retain the low scale of development in Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	954.16	Grey Lynn Residents Association	Retain flood plains as a Qualifying Matter.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Support	1441.1	Jeffrey Lane Fearon	Revisit the walkable catchment methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Support	1441.2	Jeffrey Lane Fearon	Retain Special Character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Support	1441.3	Jeffrey Lane Fearon	Revisit the Special Character Areas overlay methodology with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	1441.4	Jeffrey Lane Fearon	Retain Infrastructure as a qualifying matter.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Support	1441.5	Jeffrey Lane Fearon	Extend the Infrastructure qualifying matter to add both above ground and below ground infrastructure with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Support	1441.6	Jeffrey Lane Fearon	Add 'development potential' as a qualifying matter with particular reference to the areas in Attachment A to the submission (St Mary's Bay, Wood Street and Franklin Road, Ponsonby).	Qualifying Matters - Additional	Qualifying Matters - Additional
FS85	Raynor McMahon	Support	1441.7	Jeffrey Lane Fearon	Allow 8 storey development in the Business Mixed Use zones areas identified 'intensify' in Attachment A to the submission (College Hill).	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Support	1441.8	Jeffrey Lane Fearon	(inferred) Delete (rezone) THAB from the 'remove fragmented areas' areas of Attachment A to the submission (Wood Street and Franklin Road, Ponsonby) as this zone will not achieve sustainable developments.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Support	1441.9	Jeffrey Lane Fearon	Revisit the zone boundary determinations between THAB zoned sites and Low Density Residential zoned sites, with particular reference to 'remove fragmented areas' in Attachment A to the submission (Wood St and Franklin Road Ponsonby)	Urban Environment	Single or small area rezoning proposal

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FS85	Raynor McMahon	Support	1823.1	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	1823.2	Parnell Heritage Inc	Retain the operative Unitary Plan Special Character Areas overlay.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB
FS85	Raynor McMahon	Support	1823.3	Parnell Heritage Inc	Reconsider the threshold of 'high quality" in deciding which SCA's and parts of SCA;s to retain, based on rating individual properties rather than streetscapes as a whole.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	1823.4	Parnell Heritage Inc	Reconsider using one of the guiding considerations of the establishment of SCAs under the Unitary Plan, which is to recognise and retain historic patterns of land use and development.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	1823.5	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	1823.6	Parnell Heritage Inc	Reconsider the methodology applied to determine the threshold (66% and 75%) for whether parts of the Special Character Areas that fall within walkable catchments should retain the Special Character Overlay. Properties rated 4 and 5 should be included.	Walkable Catchments	WC General
FS85	Raynor McMahon	Support	1823.7	Parnell Heritage Inc	Reconsider the walkable catchments that have a direct impact on overall threshold score assigned to specific survey areas and whether SCA's are retained (particularly as Parnell is covered by WC's from the edge of the City Centre, Parnell Railway station and Newmarket Railway station).	Walkable Catchments	WC General
FS85	Raynor McMahon	Support	1823.8	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes.	Walkable Catchments	WC General
FS85	Raynor McMahon	Support	1823.9	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Business Zones provisions	Business Zones (General or other)
FS85	Raynor McMahon	Support	1823.10	Parnell Heritage Inc	Review development standards and provide justification to mitigate building dominance, privacy and shading effects on adjoining properties, including dominance and shading effects on streetscapes, particularly its threat to the heritage character of Parnell.	Residential Zones	Residential Zones (General or other)

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FS85	Raynor McMahon	Support	1823.11	Parnell Heritage Inc	Review the methodology in scoring a number of properties in those Special Character Areas it has excluded.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	1823.12	Parnell Heritage Inc	Review the methodology in determining what is an area for inclusion as a Special Character Area.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	1823.13	Parnell Heritage Inc	Include Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) within the SCAR overlay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	1823.14	Parnell Heritage Inc	Rezone Ayr Street (Survey Area 2a, Parnell Isthmus A) and Laurie Avenue (Survey Area 2b, Isthmus B) Parnell, to LDRZ if properties are included within the SCAR overlay.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Support	1823.15	Parnell Heritage Inc	Include St Stephens Avenue (Survey Area 27 Parnell Isthmus B) that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	1823.16	Parnell Heritage Inc	Rezone St Stephens Avenue (Survey Area 27 Parnell Isthmus B) Parnell, that has been removed along the western side of the avenue towards Judge Street and around the corner into Judge Street.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Support	1950.1	Herne Bay Residents' Association Incorporated	Approves the inclusion of all Qualifying Matters in plan change.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Support	1950.2	Herne Bay Residents' Association Incorporated	Approves provisions in the plan change which provide for high quality urban design standards to prevail.	Plan making and procedural	General

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FS85	Raynor McMahon	Support	1950.3	Herne Bay Residents' Association Incorporated	Approves the qualifying matters for identified historic heritage and special character areas in Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS85	Raynor McMahon	Support	1950.4	Herne Bay Residents' Association Incorporated	Approves all submissions made by the Character Coalition which advocate for all existing special character areas in the AUP to be identified and included in the plan change as qualifying matters.	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS85	Raynor McMahon	Support	1950.5	Herne Bay Residents' Association Incorporated	Approves submission by Character coalition seeking consideration of streetscapes as a whole to its criteria for assessment of heritage and SCAs.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	1950.6	Herne Bay Residents' Association Incorporated	Clarify that the building standards and rules in H3A do not apply to scheduled HH and also provide specifically for the application of more restrictive lower density residential rules to scheduled Historic Heritage sites.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Support	1950.7	Herne Bay Residents' Association Incorporated	Clarify or amend Standard H3A.6.9.1 Yards to the effect that Council does not retain any discretion to reduce the 1 metre minimum setback from side boundaries standard in any circumstances.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.1	Character Coalition Incorporated	Reinstate all Special Character Areas Residential currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.2	Character Coalition Incorporated	Reinstate all Special Character Areas Business currently in the AUP as Qualifying Matters.	Qualifying Matters - Special Character	Special Character Business - add new property/area to SCAB

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FS85	Raynor McMahon	Support	2021.3	Character Coalition Incorporated	Add properties in Epsom (see Attachment A to the submission) to the Special Character Areas Residential Overlay, including parts of Balmoral Road, all of Kakariki Avenue, all of Ferryhill Road, all of Morevern Road, part of Saint Andrews Road, part of Merivale Avenue, all of Glenalmond Road, part of Mount Eden Road, even numbers of Watling Street, part of Onslow Avenue, part of Atherton Road, part of Saint Leonards Road, all of Cedar Road, part of Rahiri Road, part of Landscape Road, all of Coronation Road, part of Empire Road, all of Bingley Avenue, odd numbers of Quentin Avenue, and part of Buckley Road, Epsom.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.4	Character Coalition Incorporated	Add properties in Northcote Point (see Attachment B to the submission) to the Special Character Areas Residential Overlay, including 2 Alfred Street, 4 Alfred Street, 6 Alfred Street, 8 Alfred Street, 2 Beach Road, 1 Beach Road, 86 Princes Street, 84 Princes Street, 80-82 Princes Street, 78 Princes Street, 74 Princes Street, 72 Princes Street, 70 Princes Street, 68 Princes Street, 66 Princes Street, 64 Princes Street, 60 Princes Street, 58 Princes Street, 56 Princes Street, 55 Queen Street, 57 Queen Street, 59 Queen Street, 61 Queen Street, 65 Queen Street, 67 Queen Street, 71 Queen Street, 73 Queen Street, 75 Queen Street, 77 Queen Street, 79 Queen Street, 81 Queen Street, 83 Queen Street, Northcote Point.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.5	Character Coalition Incorporated	Add properties in Ayr Street and Laurie Street, Parnell (see Attachment C to the submission) to the Special Character Areas Residential Overlay, including 6 Ayr Street, 8A Ayr Street, 8B Ayr Street, 10 Ayr Street, 12 Ayr Street, 14 Ayr Street, 16 Ayr Street, 16A Ayr Street, 18 Ayr Street, 20 Ayr Street, 23 Ayr Street, 21 Ayr Street, 19 Ayr Street, 19A Ayr Street, 17 Ayr Street, 15 Ayr Street, 15A Ayr Street, 11 Ayr Street, 9 Ayr Street, 7 Ayr Street and 506-512 Parnell Road, Parnell; and 18 Laurie Avenue, 20 Laurie Avenue, 22 Laurie Avenue, 24 Laurie Avenue, 14 Laurie Avenue, 16 Laurie Avenue, 12 Laurie Avenue, 10 Laurie Avenue, 6 Laurie Avenue, 4 Laurie Avenue, 4 Ayr Street, 3 Laurie Avenue, 5 Laurie Avenue, 7 Laurie Avenue, 9 Laurie Avenue, 11 Laurie Avenue, 13 Laurie Avenue and 15 Laurie Avenue, Parnell.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.6	Character Coalition Incorporated	Add properties on West End Road, Herne Bay to the Special Character Areas Residential Overlay [inferred 14 West End Road, 16 West End Road, 20 West End Road, 22-24 West End Road, and 26 West End Road, Herne Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.7	Character Coalition Incorporated	Add properties on St Stephens Avenue, Parnell to the Special Character Areas Residential Overlay [inferred including 130 Saint Stephens Avenue, 128 Saint Stephens Avenue, 126 Saint Stephens Avenue, 124 Saint Stephens Avenue, 118 Saint Stephens Avenue, 114 Saint Stephens Avenue, 112 Saint Stephens Avenue, 1A Bridgewater Road, 1B Bridgewater Road, 109 Saint Stephens Avenue, 107 Saint Stephens Avenue, 103 Saint Stephens Avenue, 101 Saint Stephens Avenue, 99 Saint Stephens Avenue, 95 Saint Stephens Avenue, 93 Saint Stephens Avenue, 91 Saint Stephens Avenue, 89 Saint Stephens Avenue, 87 Saint Stephens Avenue, 85 Saint Stephens Avenue, 83 Saint Stephens Avenue, 81 Saint Stephens Avenue, 110 Saint Stephens Avenue, 108 Saint Stephens Avenue, 106 Saint Stephens Avenue, 104 Saint Stephens Avenue, 100 Saint Stephens Avenue, 96 Saint Stephens Avenue, 94 Saint Stephens Avenue and 86 Saint Stephens Avenue, Parnell].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.8	Character Coalition Incorporated	Add properties in the Onhinerau/Mt Hobson area, Remuera to the Special Character Areas Residential Overlay [inferred including 2 Pere Street, 167 Remuera Road, 169 Remuera Road, 171 Remuera Road, 7 Pere Street, 5 Pere Street, 3 Pere Street, 1 Pere Street, 43 Market Road, 35 Market Road, 33 Market Road, 27 Market Road, 27A Market Road, 25 Market Road, 19 Market Road, 19A Market Road, 17 Market Road, 15 Market Road, 13A Market Road, 13 Market Road, 9 Market Road, 233 Remuera Road, 227 Remuera Road, 229A Remuera Road, 229 Remuera Road, 231 Remuera Road, 231A Remuera Road, 231B Remuera Road, 231E Remuera Road, 231C-D Remuera Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

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FS85	Raynor McMahon	Support	2021.9	Character Coalition Incorporated	Add properties on Middleton Road, Ada Street, Bassett Road, and Seaview Road, Remuera to the Special Character Areas Residential Overlay [inferred including 116 Bassett Road, 118 Bassett Road, 120 Bassett Road, 122 Bassett Road, 124 Bassett Road, 126A Bassett Road, 126 Bassett Road, 126B Bassett Road, 128 Bassett Road, 115-117B Bassett Road, 113 Bassett Road, 116 Bassett Road, 111 Bassett Road, 109 Bassett Road, 107 Bassett Road, 105 Bassett Road, 103 Bassett Road, 101 Bassett Road, 112 Bassett Road, 108 Bassett Road, 77 Middleton Road, 75 Middleton Road, 73 Middleton Road, 69-71 Middleton Road, 65-67 Middleton Road, 61-63 Middleton Road, 59 Middleton Road, 57 Middleton Road, 55 Middleton Road, 53 Middleton Road, 51 Middleton Road, 45 Middleton Road, 43 Middleton Road, 2-2A Ada Street, 4 Ada Street, 4A Ada Street, 6 Ada Street, 6A Ada Street, 8 Ada Street, 8A Ada Street, 10 Ada Street, 12 Ada Street, 14 Ada Street, 14A Ada Street, 16 Ada Street, 16A Ada Street, 18 Ada Street, 4 Seaview Road, 2 Seaview Road, 8 Seaview Road, 12A Seaview Road, 14 Seaview Road, 14B Seaview Road, 14A Seaview Road, 5 Ada Street, 12 Mamie Street, 10 Mamie Street, 8 Mamie Street, 3 Ada Street, 1A-1B Ada Street, 41 Middleton Road, 39 Middleton Road, 37 Middleton Road, 35 Middleton Road, 31 2-6 Mamie Street, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.10	Character Coalition Incorporated	Add properties on Lucerne Road, Remuera to the Special Character Areas Residential Overlay including 2 Lucerne Road, 4 Lucerne Road, 4A Lucerne Road, 6 Lucerne Road, 8 Lucerne Road, 10A Lucerne Road, 10B Lucerne Road, 12 Lucerne Road, 14 Lucerne Road, 14A Lucerne Road, 16 Lucerne Road, 18 Lucerne Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.11	Character Coalition Incorporated	Add properties on Bassett Road, Remuera to the Special Character Areas Residential overlay [inferred including 99 Bassett Road, 95-97 Bassett Road, 93 Bassett Road, 89 Bassett Road, 87 Bassett Road, 85 Bassett Road, 81-83 Bassett Road, 77 Bassett Road, 75 Bassett Road, 73 Bassett Road, 71 Bassett Road, 67 Bassett Road, 65 Bassett Road, 63 Bassett Road, 61 Bassett Road and 59 Bassett Road, Remuera].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.12	Character Coalition Incorporated	Add properties at Arney Road and Seaview Road, Remuera to the Special Character Areas Residential Overlay including 60 Arney Road, 62 Arney Road, 64 Arney Road, 66 Arney Road, 68 Arney Road, 70 Arney Road, 72 Arney Road, 72B Arney Road, 76 Arney Road, 76A Arney Road, 78 Arney Road, 80 Arney Road, 82 Arney Road, 84 Arney Road, 86 Arney Road, 88 Arney Road, 90 Arney Road, 94 Arney Road, 96 Arney Road, 98 Arney Road, 100 Arney Road, 102 Arney Road, 104 Arney Road, 108 Arney Road, 114 Arney Road, 116 Arney Road, 8 Seaview Road, 4 Seaview Road, 2 Seaview Road, 70 Seaview Road, 68 Seaview Road, 68A-68B Seaview Road, 66 Seaview Road, 64 Seaview Road, 62 Seaview Road, 60 Seaview Road, 58 Seaview Road, 115 Seaview Road, 111 Seaview Road, 109 Seaview Road, 107 Seaview Road, 105 Seaview Road, 103 Seaview Road, 101 Seaview Road, 97 Seaview Road, 97A Seaview Road, 89A Seaview Road, 93 Seaview Road, 93A Seaview Road, 95 Seaview Road, 91 Seaview Road, 89 Seaview Road, 85 Seaview Road, 87 Seaview Road, 61A Seaview Road, 14A Seaview Road, 14 Seaview Road, 14B Seaview Road and 12A Seaview Road, Remuera.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.13	Character Coalition Incorporated	Add properties in Remuera East to the Special Character Areas Residential Overlay including 740 Remuera Road, 738 Remuera Road, 732A Remuera Road, 730A Remuera Road, 730 Remuera Road, 728 Remuera Road, 726 Remuera Road, 726A Remuera Road, 724 Remuera Road, 720 Remuera Road, 718 Remuera Road, 716 Remuera Road, 714 Remuera Road, 712 Remuera Road, 710 Remuera Road, 708 Remuera Road, 706 Remuera Road, 706A Remuera Road, 704 Remuera Road, 702 Remuera Road, 700 Remuera Road, 698 Remuera Road, 696 Remuera Road, 694 Remuera Road, 692 Remuera Road, 1A Kelvin Road, 3 Kelvin Road, 5 Kelvin Road, 690 Remuera Road, 688 Remuera Road, 686 Remuera Road, 1A Pukeora Road, 1 Pukeora Road, 5 Pukeora Road, 682 Remuera Road, 4 Pukeora Road, 2 Pukeora Rad, and 12 Pukeora Road, Remuera (see Attachment D to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR

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FS85	Raynor McMahon	Support	2021.14	Character Coalition Incorporated	Add properties on Aldred Avenue and Victoria Road, Remuera, to the Special Character Areas Residential overlay including 5A Aldred Road, 7 Aldred Road, 9-11 Aldred Road, 15 Aldred Road, 17 Aldred Road, 19 Aldred Road, 19 Aldred Road, 21 Aldred Road, 2 Aldred Road, 4 Aldred Road, 6 Aldred Road, 10 Aldred Road, 5A Aldred Road, 14 Aldred Road, 16 Aldred Road, 18 Aldred Road, 20 Aldred Road, 22 Aldred Road, 24 Aldred Road, 26 Aldred Road, 28 Aldred Road, 30 Aldred Road, 158 Victoria Avenue, 154 Victoria Avenue, 152 Victoria Avenue, 150 Victoria Avenue, 148 Victoria Avenue, 144 Victoria Avenue, 142 Victoria Avenue, 140 Victoria Avenue, 138 Victoria Avenue, 136 Victoria Avenue, 134 Victoria Avenue, 132 Victoria Avenue, 128 Victoria Avenue, 124 Victoria Avenue, 120 Victoria Avenue, 110 Victoria Avenue, 108 Victoria Avenue, 100 Victoria Avenue, 98 Victoria Avenue, 84 Victoria Avenue, 82 Victoria Avenue, 103 Victoria Avenue, 95 Victoria Avenue, 67 Victoria Avenue and 59 Victoria Avenue, (see Attachment E to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.15	Character Coalition Incorporated	Add the properties from Kelvin Avenue, Remuera, to the Special Character Areas Residential overlay including 28 Kelvin Road, 30 Kelvin Road, 32 Kelvin Road, 36 Kelvin Road, 36A Kelvin Road, 40 Kelvin Road, 42 Kelvin Road, 46 Kelvin Road, 48 Kelvin Road, 52 Kelvin Road, 54 Kelvin Road, 56 Kelvin Road, 58 Kelvin Road, 31 Kelvin Road, 37 Kelvin Road, 39 Kelvin Road, 55 Kelvin Road, 57 Kelvin Road, 59 Kelvin Road, 61 Kelvin Road, 63 Kelvin Road and 65 Kelvin Road, Remuera (see Attachment F to the submission).	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2021.16	Character Coalition Incorporated	Express concern with the application of the Low Density Residential Zone only to sites subject to a Qualifying Matter, as a formal zone change will be required for any site to which a Qualifying Matter is applied to or removed from in the future.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.17	Character Coalition Incorporated	Make H3A.2 Objectives (5) - (11) link to specific Qualifying Matters, as it is unclear how these objectives are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single objective which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.18	Character Coalition Incorporated	Make H3A.3 Policies (8) - (17) link to specific Qualifying Matters, as it is unclear how these policies are to be applied to properties which are not subject to relevant Qualifying Matters [see submission for further detail] or rationalise into a single policy which requires development to take into account any applicable Qualifying Matters.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.19	Character Coalition Incorporated	Remove H3A.2 Objectives (12) and (13).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.20	Character Coalition Incorporated	Remove H3A.3 Policies (18) - (22).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.21	Character Coalition Incorporated	Clarify the meaning of 'lower intensity neighbourhood' as included in H3A.3 Policies (8).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS85	Raynor McMahon	Support	2021.22	Character Coalition Incorporated	Delete rules (A31) - (A38) in Table H3A.4.1. Activity Table.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.23	Character Coalition Incorporated	Amend H3A.5 Notification (4) to read: 'Any application for a resource consent which is listed in H3A.5(3) above which also requires resource consent under another rule or rules in the Plan which are subject to the normal tests for notification, will be subject to the normal tests for notification under the relevant sections of the RMA.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.24	Character Coalition Incorporated	Amend H3A.6.7(2) Building height to clarify that it refers to new buildings, or delete H3A.6.7 (2) Building height., or consider moving H3A.6.7(2). Building height to Schedule 7 Outstanding Natural Landscapes Overlay Schedule and/or Schedule 8 Outstanding Natural Character and High Natural Character Overlay Schedule.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.25	Character Coalition Incorporated	Amend Table H3A.6.9.2 Yards to read: '10m from the edge of all other permanent and intermittent streams.'	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.26	Character Coalition Incorporated	Approve the following wording in H3A.4: 'The rules and standards in this zone are replaced by the rules and standards of Chapter D18 Special Character Areas Overlay – Residential and Business as they apply to residentially zoned land.'	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Support	2021.27	Character Coalition Incorporated	Add a requirement in all zones that adjoin a Special Character Area or Historic Heritage Area to match the recession plane of the zone or overlay on the common boundary (see submission for more detail).	Height	Special Character Residential - transitions/height next to SCAR
FS85	Raynor McMahon	Support	2021.28	Character Coalition Incorporated	Add a Qualifying Matter to sites adjacent to and within a 'visual catchment' of Special Character Areas which controls the visual qualities of these sites in order to protect Special Character values.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS85	Raynor McMahon	Support	2021.29	Character Coalition Incorporated	Rezone residential land adjacent to Special Character Areas occupied by community facilities (such as schools) Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Support	2021.30	Character Coalition Incorporated	Rezone all residentially zoned sites subject to the Historic Heritage Qualifying Matter to Low Density Residential Zone.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Support	2021.31	Character Coalition Incorporated	Reconsider the methodology used to score and assess Special Character Areas to better reflect the specific descriptions of areas in the AUP (see submission for more detail).	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

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FS85	Raynor McMahon	Support	2021.32	Character Coalition Incorporated	Consider streetscapes in the methodology used to assess Special Character Areas.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	2021.33	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas so that the Historic Heritage Places within Special Character Areas contribute to an area's scoring.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	2021.34	Character Coalition Incorporated	Amend the methodology used to score and assess Special Character Areas to consider potential elements to be restored or enhanced.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Support	2021.35	Character Coalition Incorporated	Amend D18.2 Objectives (4) to read: 'Existing and proposed residential buildings provide for and respond to housing needs and demand in a way that maintains and enhances the special character values of the area.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.36	Character Coalition Incorporated	Add a new policy to D18.3 Policies (7) to 'provide for a new dwelling where the special character values of the area, as identified in the special character area statement, are maintained, on sites where demolition of an existing dwelling is permitted.'	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.37	Character Coalition Incorporated	Amend Table D18.4.1 (A1) Activity table – Special Character Areas Overlay – Residential (A1) to make restoration and repair of a building a permitted activity that does not require compliance with standards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.38	Character Coalition Incorporated	Amend D18.6.1A.2 (3) Minor dwelling standards to read: 'Where the minor dwelling is a standalone building, it must be sited to the rear of the existing principal dwelling. This standard does not apply to rear sites.”	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.39	Character Coalition Incorporated	Amend D18.6.1.1. Building height and D18.6.1.2. Height in relation to boundary in the Residential Isthmus B SCA to higher standards of 10m+1m maximum height and 3.5m + 45 degrees height in relation to boundary to provide for the additional scale of development in this SCA.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.40	Character Coalition Incorporated	Delete in D18.6.1.2 Height in relation to boundary (3) the exception for height to boundary plane to be measured from 'the farthest boundary of the legal right of way, entrance strip or pedestrian accessway' where the right of way adjoins a rear site, and add the following: '(3) Where the boundary forms part of a legal right of way, entrance strip, or access site, Standard D18.6.1.2(1) applies from the farthest boundary of the immediately adjoining legal right of way, entrance strip or pedestrian accessway for the first 20m from the road frontage.”	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS85	Raynor McMahon	Support	2021.41	Character Coalition Incorporated	Amend Figure D18.6.1.3.1 Setback for buildings on rear sites in the Special Character Areas Overlay – Residential to show a variety of positions of rear and side yards on rear sites.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.42	Character Coalition Incorporated	Delete D18.8.1.1. (B1) and D18.8.2.1 (AB1) to avoid duplication.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.43	Character Coalition Incorporated	Approve D18.3 Policies (7A).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.44	Character Coalition Incorporated	Approve D18.4 Activity table (3).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2021.45	Character Coalition Incorporated	Approve Table D18.6.1.3.1 Yards, specifically noting for approval the wording of D18.6.1.3.1 Yards (2).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Support	2193.1	St Mary's Bay Association Incorporated	Reduce the Central City Zone walkable catchment to 800 metres measured from Victoria Park Market and ignore Jacob's Ladder as an access point.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Support	2193.2	St Mary's Bay Association Incorporated	Reinstate the operative Special Character Area Overlay across St Mary's Bay. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2193.3	St Mary's Bay Association Incorporated	Impose Historic Heritage Character Areas as set out in the submission at Annexure 2 [Annexure 2 is a proposed zoning map so it is inferred that the historic heritage character areas sought are those in Annexure 1, including the following streets: Percival Parade, Hackett Street, Ring Terrace, Cameron Street, Seymour Street, Melford Street, Vine Street, London Street, Dunedine Street, Harbour Street and Waitemata Street].	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Support	2193.4	St Mary's Bay Association Incorporated	Accept the inadequate road network capacity of St Mary's Bay as a qualifying matter under the [RMA] Amendment Act and the NPS-UD.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS85	Raynor McMahon	Support	2193.5	St Mary's Bay Association Incorporated	Assist the implementation of the Combined Wastewater/Stormwater Constraint notation by preventing or delaying the consideration of new development applications within the notified area until the constraint is remedied.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Support	2193.6	St Mary's Bay Association Incorporated	Add the operative Standards H5.6.6 and H5.6.7 and the associated assessment criteria at H5.8.2(5) to the revised format of the MHU Zone in PC78.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Support	2193.7	St Mary's Bay Association Incorporated	Impose a minimum lot size of 1000m² for new development in the THAB Zone.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Support	2193.8	St Mary's Bay Association Incorporated	Amend the plan change to prevent developments in the THAB zone on roads with a reserve less than 16 metres.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Support	2193.9	St Mary's Bay Association Incorporated	Delete any reference to any walkable catchment extending into St Mary's Bay, measured from the Ponsonby Road Town Centre western edge or elsewhere.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Support	2193.10	St Mary's Bay Association Incorporated	Impose the Low Density Residential Zone as the underlying zone for any areas covered by Historic Heritage Area or Special Character Area overlays as depicted on the plan attached as Annexure 2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Support	2193.11	St Mary's Bay Association Incorporated	Reinstate all operative or similar zones across those parts of St Mary's Bay not affected by the Historic Heritage or Special Character overlays as depicted in the plan attached as Annexure2 to the submission. [Inferred] includes some or all of the properties on Harbour Street, Waitemata Street, London Street, New Street, Dunedin Street, St Francis De Sales Street, Green Street, St Marys Road, Dublin Street, Caroline Street, Melford Street, Vine Street, Dedwood Terrace, Yarborough Street, Seymour Street, Selby Street, Jervois Road, Cameron Street, Shelly Beach Road, Westwood Terrace, Hackett Street, Swift Avenue, Ring Terrace, Percival Parade, Amiria Street, Tweed Street, Emmett Street and Sarsfield Street, St Marys Bay.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Support	2201.1	Freemans Bay Residents Association Incorporated	Request that THAB zoning is not attached to the Ponsonby Road Town Centre zone.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Support	2201.2	Freemans Bay Residents Association Incorporated	Impose a minimum site area size for development of 1000m² for the THAB Zone in Freemans Bay and any development intensification using the THAB zone must be restricted to qualifying complying roads in respect of carriageway width and construction.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Support	2201.3	Freemans Bay Residents Association Incorporated	Reduce the Central City Zone walkable catchment to 400 metres in Freemans Bay.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Support	2201.4	Freemans Bay Residents Association Incorporated	Delete any reference to a walkable catchment extending into Freemans Bay from the Ponsonby Road Town Centre Zone edge.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Support	2201.5	Freemans Bay Residents Association Incorporated	Confirm the inadequate road network across much of Freemans Bay as a Qualifying Matter in terms of ss77I and 77L of the Amendment Act.	Qualifying Matters - Additional	Qualifying Matters - Additional

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FS85	Raynor McMahon	Support	2201.6	Freemans Bay Residents Association Incorporated	Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. Reinstate the operative Special Character Areas Overlay across Freemans Bay and in particular include 1a-29 and 18-28 Ireland Street, 32 England Street, 9 Middle Street, 40-82 Franklin Road, 3-31 [3-13?] Hepburn Street, 2-8 Ryle Street, 32 Wood Street and 34 Wood Street and all of Arthur Street (both sides), Freemans Bay. [Inferred to include: 1A Ireland Street, 1 Ireland Street, 3 Ireland Street, 5 Ireland Street, 7 Ireland Street, 9 Ireland Street, 11 Ireland Street, 13 Ireland Street, 15 Ireland Street, 17 Ireland Street, 19 Ireland Street, 21 Ireland Street, 23 Ireland Street, 25 Ireland Street, 27 Ireland Street and 29 Ireland Street; and 18 Ireland Street, 20 Ireland Street, 22 Ireland Street, 24 Ireland Street and 28 Ireland Street; and 32 England Street, 9 Middle Street; and 40-46 Franklin Road, 48 Franklin Road, 50 Franklin Road, 52 Franklin Road, 54 Franklin Road, 58 Franklin Road, 60 Franklin Road, 62 Franklin Road, 64 Franklin Road, 66 Franklin Road, 68 Franklin Road, 70 Franklin Road, 72 Franklin Road, 74 Franklin Road, 76 Franklin Road, 78 Franklin Road, 80 Franklin Road and 82 Franklin Road, Freemans Bay; and 3 Hepburn Street, 5 Hepburn Street, 9 Hepburn Street, 11 Hepburn Street and 13 Hepburn Street; and 2-8 Ryle Street, 32 Wood Street, 34 Wood Street; and 1 Arthur Street, 2 Arthur Street, 3 Arthur Street, 4 Arthur Street, 5 Arthur Street, 6 Arthur Street, 7 Arthur Street, 8 Arthur Street, 9 Arthur Street, 10 Arthur Street, 11 Arthur Street, 12 Arthur Street, 14 Arthur Street, 15 Arthur Street, 16 Arthur Street, 17 Arthur Street, 18 Arthur Street, 19 Arthur Street, 20 Arthur Street, 21 Arthur Street, 22 Arthur Street, 23 Arthur Street, 24 Arthur Street, 26-28 Arthur Street, 27 Arthur Street, 29 Arthur Street, 30 Arthur Street, 31 Arthur Street, 33 Arthur Street, 34 Arthur Street, 229A Ponsonby Road rear portion, 34A Arthur Street, 34B Arthur Street, 34C Arthur Street, 34D Arthur Street, 35 Arthur Street, 36 Arthur Street, 37 Arthur Street, 38 Arthur Street, 39 Arthur Street, 239 Ponsonby Road rear portion, 41 Arthur Street, 42 Arthur Street, 43 Arthur Street, and 46 Arthur Street, Freemans Bay].	Qualifying Matters - Special Character	Special Character Residential - add new property/area to SCAR
FS85	Raynor McMahon	Support	2201.7	Freemans Bay Residents Association Incorporated	Provide for the Low Density Residential Zone as the underlying zone to be applied on all land covered by the Special Character Area Overlay. [Inferred] includes some or all of the properties on streets including College Hill, Victoria Street West, Franklin Road, Scotland Street, Ireland Street, Spring Street, Cascade Street, Runnell Street, Middle Street, England Street, Wood Street, Georgina Street, Costley Street, Renall Street, Russell Street, Elizabeth Street, Arthur Street, Margaret Street, Pember Reeves Street, Ponsonby Road, Collingwood Street, Heke Street, Anglesea Street, Winn Road, Paget Street, Picton Street, Barrie Street, Hepburn Street, Smith Street, Tahuna Street, Beresford Street West, Hopetoun Street, Howe Street, Beresford Street Central, Wellington Street, Pratt Street, Gwilliam Place, Napier Street, Napier Lane, Foundries Lane, Sheridan Lane, Grattan Place, Weld Street and Wilkins Street, Freemans Bay.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Support	2201.8	Freemans Bay Residents Association Incorporated	Amend the criteria list within Schedule 15 to include: orientation of buildings, topography, cultural layering, social character, historic anomalies, landscape features, relationship to scheduled historic buildings.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS85	Raynor McMahon	Support	2201.9	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Support	2201.10	Freemans Bay Residents Association Incorporated	Reinstate standards H5.6.6 and H5.6.7 [relating to Mixed Housing Urban Zone], supported by assessment criteria H5.8.2(5) from the operative AUP.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	351.1	iSolutions	Approve the overall intent of the plan change to enable higher density residential development across Auckland.	Plan making and Procedural	General
FS85	Raynor McMahon	Oppose	351.2	iSolutions	Approve the Mixed Housing Urban zone in the majority of suburbs and the THAB zone around business hubs and transport nodes.	Plan making and Procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	351.3	iSolutions	Reject the restriction of higher density development due to lack of infrastructure. Review and apply an evidence-based forecast of the infrastructure demand as a result of the intensification, in the short, medium and long term; based on which infrastructure provisions should be planned and delivered.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	351.4	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sturges Road. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sturges Rd
FS85	Raynor McMahon	Oppose	351.5	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Henderson. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Henderson
FS85	Raynor McMahon	Oppose	351.6	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Ranui. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Rānui
FS85	Raynor McMahon	Oppose	351.7	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Glen Eden. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Glen Eden
FS85	Raynor McMahon	Oppose	351.8	iSolutions	Amend the approach with how Qualifying Matters have been applied in relation to walkable catchments over land adjacent to and close to the train station in Sunnyvale. More permissive development on the fringes goes against conventional town planning wisdom.	Walkable Catchments	WC RTN Sunnyvale
FS85	Raynor McMahon	Oppose	351.9	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	351.10	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS85	Raynor McMahon	Oppose	351.11	iSolutions	Reject and remove the proposed infrastructure qualifying matter: Infrastructure – Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS85	Raynor McMahon	Oppose	351.12	iSolutions	Apply the proposed intensification changes all over Auckland. Include the Auckland Light Rail Corridor within the scope of the plan change. Then use a variation later once details of the light rail are available.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	351.13	iSolutions	Reject excluding MDRS in the case of four or more dwellings in the Mixed Housing Urban and THAB zones. Apply the MDRS standard regardless of the number of dwellings i.e. also in the case of four or more dwellings.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	351.14	iSolutions	Reject in its entirety the Deep soil area and canopy tree standard.	Residential Zones	Residential Zones (General or other)

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FS85	Raynor McMahon	Oppose	636.1	Glenbrook Beach Residents and Ratepayers Association	Approve the plan change without any amendments. Particularly the exclusion of small settlements of less than 5000 people from MDRS and THAB zoning.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	665.1	Bosnyak Investment Limited	Approve the proposed zoning of Low Density Residential Zone at 14 Bella Vista Road and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	665.2	Bosnyak Investment Limited	Retain the proposed Special Character Areas Residential overlay at 14 Bella Vista Road and surrounding residential area, Herne Bay and surrounding residential area, Herne Bay, including properties on Galatea Terrace, Marine Parade, Jervois Road, Bella Vista Road, Herne Bay Road, Annan Street and Wolseley Avenue, Herne Bay (identified as Herne Bay West Special Character Area).	Qualifying Matters - Special Character	Special Character Residential - support property/area in SCAR as notified
FS85	Raynor McMahon	Oppose	665.3	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zoning as notified on 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street,10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	665.4	Bosnyak Investment Limited	Support the removal of the Special Character Overlay - Residential as notified from 1 Harbour Street [referred to in submission as 1 Waitemata Street], 3 Harbour Street [referred to in submission as 3 Waitemata Street], 5 Harbour Street [referred to in submission as 5 Waitemata Street], 8 Waitemata Street, 10-12 Waitemata Street,14 Waitemata Street and 16 Waitemata Street, Ponsonby.	Qualifying Matters Special Character	Special Character Residential - general or non-specific
FS85	Raynor McMahon	Oppose	665.5	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay as notified, and retain the intensified development standards.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	665.6	Bosnyak Investment Limited	Retain the Mixed Housing Urban Zone on 60 Park Rise, Campbells Bay, and retain the intensified development standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	703.1	Rutherford Rede Limited	Retain Objective H13.2(10) and Policy H13.3(12A) as notified.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	703.2	Rutherford Rede Limited	Approve the City Centre walkable catchment includes the Business Mixed Use zoned sites on the north side of College Hill, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Oppose	703.3	Rutherford Rede Limited	Approve the 21m height standard applicable to the City Centre walkable catchment.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS85	Raynor McMahon	Oppose	703.4	Rutherford Rede Limited	Approve the height in relation to boundary standards within the Business Mixed Use zone applicable to the walkable catchment, as notified.	Business Zones provisions	Mixed Use Zone

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FS85	Raynor McMahon	Oppose	703.5	Rutherford Rede Limited	Remove the Height Variation Control from the Business Mixed Use zone sites on the northern side of College Hill, Ponsonby including 107-109 College Hill, 101 College Hill, 99 College Hill, 95 College Hill, 93 College Hill, 91 College Hill, 89 College Hill, 87 College Hill, 83-85 College Hill, Ponsonby.	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS85	Raynor McMahon	Oppose	812.1	Iain McManus	Amend H10.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	812.2	Iain McManus	Amend H11.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	812.3	Iain McManus	Amend H12.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS85	Raynor McMahon	Oppose	812.4	Iain McManus	Amend H13.6.1 (Building Height) height limit from 21m to 22.5m, to enable 6 storeys with good urban design outcomes.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	812.5	Iain McManus	Amend the definition of deep soil area to allow open slatted decking and pergolas within a deep soil area or a portion of a deep soil area so that landowners can have part of an outdoor living space within a deep soil area.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	812.6	Iain McManus	Review Council's application of Section 77G(6) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	812.7	Iain McManus	Review Councils application of Section 77I of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	812.8	Iain McManus	Review Councils application of Section 80E(1)(b)(iii) of the RMA throughout PC78 - whether this section allows Council to replace MDRS/NPS UD Policy 3 with less enabling standards for any other reason than presence of a QM. Where the panel concludes that Council does not have power described above then seek deletion of all such standards. Otherwise seek clarification of circumstances where standards can be imposed and delete or amend standards where Council has crossed the line.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	812.9	Iain McManus	Reject Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under section 77I of the RMA and clause 3.32 of the NPS-UD.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	812.10	Iain McManus	Reject application of Infrastructure - Water and/or Wastewater Constraints Control as a qualifying matter under sections 32, 77J and 77L of the RMA.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints

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FS85	Raynor McMahon	Oppose	812.11	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be rezoned for greater intensification.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	812.12	Iain McManus	Amend the extent of the Water and/or Wastewater Constraints Control (if approved as a QM) to remove it from areas proposed to be zoned THAB.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	812.13	Iain McManus	Apply separate controls for water constraints and wastewater constraints if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	812.14	Iain McManus	Apply matters of discretion criteria that only require assessment of the network/ constraint that caused the control to be applied if the Water and/or Wastewater Constraints Control is approved as a QM.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	812.15	Iain McManus	Delete objective H3A.2(4) in its entirety. Objective H3A.2(1) covers similar ground in a more appropriate way.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.16	Iain McManus	Amend to explicitly link each objective in H3A.2(5) to (11) to the relevant qualifying matter to provide more certainty for applicants and council planners when assessing applications.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.17	Iain McManus	Delete objective H3A.2(13); or amend this objective to remove the conflict with the zone description, objective (1) and standard H3A.6.7 Building height; or amend the zone description, objective (1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.18	Iain McManus	Delete objective H3A.2(7) in its entirety as it adds nothing to its related objective H3A.2(4).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.19	Iain McManus	Amend Policy H3A.3(10) to explicitly link it to the relevant QM - (10) Require development on sites containing scheduled sites or places of significance to mana whenua to be at a scale that is in keeping with the identified cultural values to avoid adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wahi tapu, and other taonga.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

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FS85	Raynor McMahon	Oppose	812.20	Iain McManus	Delete objective H3A.3(18); or amend this objective to remove the conflict with the zone description, objective H3A.2(1) and standard H3A.6.7 Building height; or amend the zone description, objective H3A.2(1) and standard H3A.6.7 Building height to recognise and provide for development up to 3 storeys in appropriate locations (i.e. within those parts of the zone where a height limit of 2 storeys is not necessary to accommodate the relevant qualifying matter).	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.21	Iain McManus	Delete rule H3A.5(4) in its entirety as it conflicts with H3A.5(3).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.22	Iain McManus	Amend the riparian yard requirement in Table H3A.6.9.2 as follows: - 10m from the edge of all other permanent and intermittent streams. Use of word is unclear.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.23	Iain McManus	Add a new standard - H3A.6.18 Residential waste management containing the same residential waste management standards as proposed for the MHU and THAB zones, minus the requirement for paved surfaces along the bin transport route (see the submitter's submissions on the MHU and THAB zones for the reason for that deletion).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	812.24	Iain McManus	Delete Policy H5.3(14) as it is unclear how it is to be applied.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	812.25	Iain McManus	Delete policy H5.5(6) as there is no sound resource management basis for the approach to notification required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.26	Iain McManus	Apply the MDRS in standard H5.6.11(3) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.27	Iain McManus	Apply the MDRS in standard H5.6.12(A1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.28	Iain McManus	Delete standard H5.6.12(9)(d) as the alignment of all outlook spaces for a unit the principal private outdoor living space is difficult for most developments. Replace with a new standard H5.6.12(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.29	Iain McManus	Apply the MDRS in standard H5.6.14(A1) and (B1) to all developments irrespective of size.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.30	Iain McManus	Delete standard H5.6.19 in its entirety as it is unnecessarily and unreasonably onerous.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	812.31	Iain McManus	Amend H5.6.19 (if not deleted) as follows: (1) Any sites greater than 200m2 must provide a deep soil area that must comply with the following: (a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m 2m dimensions; (b) Except that sites 1,200m2 or greater may have more than 1 deep soil area provided that: (i) each deep soil area is a minimum of 60m2 with 3m 2m dimensions; and (ii) the combined total deep soil area is a minimum 10 per cent of the site area; (c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.32	Iain McManus	Amend standard H5.6.20(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.33	Iain McManus	Amend standard H5.6.21(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpavedsurfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.34	Iain McManus	Approve standards H5.6.21(2), (4) and (5) as proposed.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.35	Iain McManus	Amend H5.8.1(1)(b)(i) as proposed in the plan change.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.36	Iain McManus	Amend H5.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, form and appearance: (i) whether the intensity and scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	812.37	Iain McManus	Relocate Table H5.9(3) to standard H5.6.19 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	812.38	Iain McManus	Amend policies D18.3(7A) and D18.3(7B) as follows (or along similar lines): (7A) Enable the conversion of existing buildings to provide for up to two dwellings, or for up to two dwellings and one minor dwelling where the design of the building for the minor dwelling maintains the special character values of the area, as identified in the special character area statement, are maintained. (7B) Enable the establishment of a minor dwelling where the design of the building maintains the special character values of the area, as identified in the special character area statement, are maintained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.39	Iain McManus	Approve rule D18.4(3) as proposed.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.40	Iain McManus	Amend activity D18.4(A1) to delete the standards listed in the “Standards to be complied with” column.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.41	Iain McManus	Amend standard D18.6.1A.2(3) as follows: (3) Where the minor dwelling is proposed as a standalone building on a front site, it must be sited to the rear of the existing principal dwelling.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.42	Iain McManus	Amend standard D18.6.1.2(1) as follows: (1) Buildings in the Special Character Areas Overlay – Residential must not project above a 45 60 degree recession plane measured from a point 3m 4m above the ground level along any boundary of the site.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.43	Iain McManus	Amend Figure D18.6.1.3.1 to illustrate the freedom provided by standard D18.6.1.3(2), namely to show one of the rear sites with 3m yards to the long boundaries and 1.2m yards to the short boundaries (or some other arrangement that is different to the arrangement shown for the other rear site).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.44	Iain McManus	Amend Table D18.6.1.4.1 as follows: to contain only two qualifiers - Site area of up to 200m2 = 55 percent Building coverage of net site area Site area greater than 200m2 = 50 percent building coverage of net site area	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.45	Iain McManus	Add consequential amendments to Table D18.6.1.5.1 to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.46	Iain McManus	Add consequential amendments to Table D18.6.1.6.1. to reflect the higher building coverage permitted on sites greater than 200m2 within the relief sought on standard D18.6.1.4.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.47	Iain McManus	Review the need to retain D18.8.1.1(B1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	812.48	Iain McManus	Review the need to retain D18.8.1.1(AB1) as it appears to cover the same ground as D18.8.1.1(A1).	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	812.49	Iain McManus	Amend policy H6.3(A4)(c) with the following revised wording (or words to similar effect): (c) limiting visual dominance effects on adjoining sites, to the extent practicable given the height permitted in the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	812.50	Iain McManus	Amend policy H6.3(A4)(f) as follows: (f) minimising limiting the maximum impervious area on a site in order to….	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	812.51	Iain McManus	Delete policy H6.3(14) in its entirety. It is unclear how the policy will be applied.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	812.52	Iain McManus	Delete activities H6.4(A3B) and H6.4(A3C) and all related provisions. These appear to be a 'cut and paste' error. And it is not good planning practice to zone for intensification and then prevent this due to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	812.53	Iain McManus	Delete rule H6.5(6) in its entirety. There is no sound resource management basis for the approach to notification under this clause.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.54	Iain McManus	Amend and replace standard H6.6.5(1)(a) with a standard that permits developments containing up to 3 dwellings to a height of 18m to enable 5 storeys with good urban design outcomes. In the event that the above relief is not granted, replace the proposed standard with one that permits developments containing up to 3 dwellings to the same height as permitted for developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.55	Iain McManus	Amend and replace standard H6.6.5(1)(b) with a standard that permits “any other development” outside a walkable catchment to a height of 18m to enable 5 storeys with good urban design outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.56	Iain McManus	Amend and replace standard H6.6.6(1) with a standard that permits developments containing up to 3 dwellings to the same height in relation to boundary as developments of 4 or more dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.57	Iain McManus	Amend standard H6.6.6(2) as follows: (2) Standards H6.6.6(1), and H6.6.6(2), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) do does not apply to a boundary, or part of a boundary, adjoining any of the following:…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.58	Iain McManus	Amend standard H6.6.6(3) as follows: (3) Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.59	Iain McManus	Amend standard H6.6.6(4) as follows: (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(1A), H6.6.6(1B) and H6.6.6(1C) H6.6.6(2) and H6.6.6(3) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	812.60	Iain McManus	Amend the riparian yard requirement in Table H6.6.9.2 as follows: 10m from the edge of all other permanent and intermittent streams.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.61	Iain McManus	Apply the MDRS in standards H6.6.12(A1) and (A2) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.62	Iain McManus	Apply the MDRS in standard H6.6.13(A1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.63	Iain McManus	In the event that the relief sought in the submission point 812.62 is rejected, amend standard H6.6.13(2)(a)ii to make it clear whether this clause requires the outlook space at all levels of a building greater than 3 storeys (other than the ground floor, as per the exception in clause iii) to have a minimum 8m depth or only the outlook space for levels 4 and above.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.64	Iain McManus	Delete standard H6.6.13(9)(d) and replace it with a new standard H6.6.13(10) along the lines of the following: (10) The outlook space from a principal living room must align with the private outdoor living space for that dwelling.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.65	Iain McManus	Apply the MDRS in standards H6.6.15(A1) and (B1) to all developments irrespective of size.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.66	Iain McManus	Delete standard H6.6.20 in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.67	Iain McManus	Amend standard H6.6.20 (if not deleted) as follows: (1)(a) - minimum dimension of 2m not 3m (1)(b)(i) - minimum dimension of 2m not 3m (1)(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure … but no more than 50% of a private outdoor living space may be included in the calculation for a deep soil area; and (d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; …	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.68	Iain McManus	Amend standard H6.6.21(1) as follows (or to similar effect): (1) A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways to another dwelling as shown above in Figure…	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.69	Iain McManus	Amend standard H6.6.22(1)(c) as follows: (c) The location of bins must: (i) be visually screened from within the site, from the street and/or adjacent sites. (ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	812.70	Iain McManus	Approve standards H6.6.22(2), (4) and (5) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.71	Iain McManus	Amend H6.8.1(1)(b)(i) as proposed in the plan change.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.72	Iain McManus	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.73	Iain McManus	Delete H6.8.1(2)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.74	Iain McManus	Delete H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.75	Iain McManus	Amend criterion H6.8.2(1)(b) as follows (Council's changes incorporated and my relief shown with strikethrough): (b) building scale, location, building form and appearance: (i) whether the scale of the activity, the building scale, location, form and appearance is of a high-quality and compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.76	Iain McManus	Delete criterion H6.8.2(1)(f) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.77	Iain McManus	Amend criterion H6.8.2(2)(aa) as follows: (aa) the extent to which the building location, scale, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone. The reference to 'high quality' has the potential to create problems at the resource consent stage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.78	Iain McManus	Amend criterion H6.8.2(2)(ab)(v) as set out below: (ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by: (v) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.79	Iain McManus	Delete criterion H6.8.2(2)(m) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.80	Iain McManus	Delete criterion H6.8.2(3)(l) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	812.81	Iain McManus	Delete criterion H6.8.2(6)(g) in its entirety.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	812.82	Iain McManus	Amend and Relocate Table H6.9(3) to standard H6.6.20 and reduce the minimum mature tree heights and minimum mature tree canopy diameter for small, medium and large trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	836.1	North Eastern Investments Limited	See PC 71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments PC79 (Amendments to the transport provisions) PC 81 (Additions to Schedule 14 Historic Heritage Schedule) PC 82 (Amendments to Schedule 14 Historic Heritage Schedule)	Other Plan Change	0
FS85	Raynor McMahon	Oppose	836.2	North Eastern Investments Limited	Remove [inferred] the “designation” recorded in the plan change Map Viewer on the land at 56 Fairview Avenue as a “Spatially Qualifying Matter”.	Qualifying Matters A-I	Designations
FS85	Raynor McMahon	Oppose	836.3	North Eastern Investments Limited	Remove [inferred] any designation being applied to any land parcel in the Auckland region through the plan change Map Viewer where there is no supporting information as to why the designation is being applied.	Qualifying Matters A-I	Designations
FS85	Raynor McMahon	Oppose	836.4	North Eastern Investments Limited	Retain a walkable catchment of 1200 metres or more for the city centre (refer Attachment 4, page 70/105 of submission)	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Oppose	836.5	North Eastern Investments Limited	Retain the walkable catchment pertaining to the submitter's land - 56 Fairview Avenue and 129 Oteha Valley Road, Albany.	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS85	Raynor McMahon	Oppose	836.6	North Eastern Investments Limited	Amend (inferred) any plan change text which is not in accordance with the mandatory directions of the National Planning Standards, with particular reference to 'height'.	Plan making and procedural	Central Government process - mandatory requirements
FS85	Raynor McMahon	Oppose	836.7	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Residential or other zones.	Height	Residential Height - Technical Elements (storeys to height)

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FS85	Raynor McMahon	Oppose	836.8	North Eastern Investments Limited	Remove any aspect of 'height' (e.g. 21 metres) that does not enable at least six storeys of high-amenity, well-serviced, weathertight buildings in the Business or other zones.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS85	Raynor McMahon	Oppose	836.9	North Eastern Investments Limited	Remove (do not add) any added definition to the plan change text (in respect of height) for partial level, mezzanine, or similar term. Do not include any restriction on a partial level or mezzanine within a storey of a building.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	836.10	North Eastern Investments Limited	Remove (do not add) any qualifying matter to 56 Fairview Avenue or 129 Oteha Valley Road, Albany as an outcome of the plan change.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS85	Raynor McMahon	Oppose	836.11	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to 56 Fairview Avenue or 129 Oteha Valley Road, Albany; delete all text changes in the plan change in relation to this; do not apply (erroneously) any flood plains, flood prone, flood sensitive mapping to this land.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	836.12	North Eastern Investments Limited	Delete the 'Flood plains (i)' as a 'spatially qualifying matter' (which is opposed) applying to any land in the Auckland Region through the plan change.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	836.13	North Eastern Investments Limited	Delete the 'Further information (i)' (inferred 'Flood plains (i)') as a 'spatially qualifying matter' (which is opposed) applying to 32, 41, 43, 45 and 52 Springvale Drive, Albany (on the eastern boundary of 56 Fairview Avenue).	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	836.14	North Eastern Investments Limited	Delete all text amendments that are proposed (and which are opposed) for Chapter E36 Natural hazards and flooding of the AUP.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	836.15	North Eastern Investments Limited	Apply a new "Waikahikatea Precinct" (Attachment One of the submission), or variations of it, to 56 Fairview Avenue and 129 Oteha Valley Road. It proposes to encapsulate the previous decisions of the Court including the Network Discharge Consent provisions which prevent increased flood levels in the relevant (affected) streams.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS85	Raynor McMahon	Oppose	836.16	North Eastern Investments Limited	Make amendments to the plan change to enable a supportive planning framework to enable intensive residential and mixed-use business development at 56 Fairview Avenue and 129 Oteha Valley Road, with additional height controls (and) with site-specific (Waikahikatea Precinct or similar) provisions for the treatment of the streams and riparian margins in a similar manner to the previous Environment Court Consent Orders and (from 2009-2016), inclusive of any consequential changes to the plan change (and PC71, PC79 and PC80) text to secure that outcome.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS85	Raynor McMahon	Oppose	836.17	North Eastern Investments Limited	NEIL supports a duplicate submission in English of all Te Reo submissions being approved by the original submitter (as a correct submitter-approved English translation) prior to further notification. NEIL supports the original Te Reo submission and the English translation of the original Te Reo submission being numbered as the same submission for further submission notification. NEIL supports the provision of an English interpreter for all Te Reo at hearing	Plan making and procedural	Consultation and engagement - general
FS85	Raynor McMahon	Oppose	839.1	Russell Property Group	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	839.2	Russell Property Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS85	Raynor McMahon	Oppose	839.3	Russell Property Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	839.4	Russell Property Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	839.5	Russell Property Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	839.6	Russell Property Group	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS85	Raynor McMahon	Oppose	839.7	Russell Property Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	839.8	Russell Property Group	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	839.9	Russell Property Group	Remove reference to QM under E38.1 Introduction [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.10	Russell Property Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.11	Russell Property Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.12	Russell Property Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.13	Russell Property Group	Delete proposed amendments to E38.3 Policies. [refer to pages 14 and 15 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.14	Russell Property Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.15	Russell Property Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.16	Russell Property Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.17	Russell Property Group	Delete proposed amendments to E38.8.2 [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.18	Russell Property Group	Delete proposed amendments to E38.11.1 [refer to page 18 submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.19	Russell Property Group	Delete proposed amendments to E38.11.2 [refer to page 18 and 19 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.20	Russell Property Group	Delete proposed amendments to E38.12.1 [refer to page 19 of the submission for further details].	Subdivision	Urban Subdivision

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FS85	Raynor McMahon	Oppose	839.21	Russell Property Group	Delete proposed amendments to E38.12.2 [refer to page 19 and 20 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	839.22	Russell Property Group	Delete LDR zone in its entirety [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	839.23	Russell Property Group	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	839.24	Russell Property Group	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS85	Raynor McMahon	Oppose	839.25	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	839.26	Russell Property Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	839.27	Russell Property Group	Extend the mapped extent of the MHU zone to take in sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	839.28	Russell Property Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 22 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	839.29	Russell Property Group	Delete additional objectives inserted at H5.2 [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	839.30	Russell Property Group	Delete additional policies inserted at H5.3 [refer to page 23-26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	839.31	Russell Property Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 26 and 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	839.32	Russell Property Group	Retain proposed provisions under H5.5(4) [refer to page 27 - 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	839.33	Russell Property Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.34	Russell Property Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	839.35	Russell Property Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.36	Russell Property Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.37	Russell Property Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.38	Russell Property Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.39	Russell Property Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.40	Russell Property Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.41	Russell Property Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.42	Russell Property Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.43	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 33 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.44	Russell Property Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.45	Russell Property Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.46	Russell Property Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.47	Russell Property Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.48	Russell Property Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	839.49	Russell Property Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	839.50	Russell Property Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.51	Russell Property Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.52	Russell Property Group	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.53	Russell Property Group	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.54	Russell Property Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.55	Russell Property Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.56	Russell Property Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.57	Russell Property Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.58	Russell Property Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.59	Russell Property Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.60	Russell Property Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.61	Russell Property Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.62	Russell Property Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.63	Russell Property Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.64	Russell Property Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	839.65	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.66	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.67	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.68	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.69	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.70	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.71	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.72	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.73	Russell Property Group	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.74	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.75	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.76	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.77	Russell Property Group	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.78	Russell Property Group	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.79	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	839.80	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.81	Russell Property Group	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.82	Russell Property Group	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	839.83	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	839.84	Russell Property Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	839.85	Russell Property Group	Extend the mapped extent of the THAB zone to take in the special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	839.86	Russell Property Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	839.87	Russell Property Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	839.88	Russell Property Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	839.89	Russell Property Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	839.90	Russell Property Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	839.91	Russell Property Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS85	Raynor McMahon	Oppose	839.92	Russell Property Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	839.93	Russell Property Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	839.94	Russell Property Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.95	Russell Property Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.96	Russell Property Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.97	Russell Property Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.98	Russell Property Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.99	Russell Property Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.100	Russell Property Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.101	Russell Property Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.102	Russell Property Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	839.103	Russell Property Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.104	Russell Property Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.105	Russell Property Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.106	Russell Property Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.107	Russell Property Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	839.108	Russell Property Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.109	Russell Property Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.110	Russell Property Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.111	Russell Property Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.112	Russell Property Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.113	Russell Property Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	839.114	Russell Property Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.115	Russell Property Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.116	Russell Property Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.117	Russell Property Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.118	Russell Property Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.119	Russell Property Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	839.120	Russell Property Group	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.121	Russell Property Group	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.122	Russell Property Group	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.123	Russell Property Group	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.124	Russell Property Group	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.125	Russell Property Group	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.126	Russell Property Group	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.127	Russell Property Group	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	839.128	Russell Property Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	839.129	Russell Property Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	839.130	Russell Property Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	839.131	Russell Property Group	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	839.132	Russell Property Group	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	839.133	Russell Property Group	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	839.134	Russell Property Group	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	839.135	Russell Property Group	Rezone 150 - 170 Marua Road, Mount Wellington to THAB.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	839.136	Russell Property Group	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	840.1	Auckland City Centre Residents Group	Apply a standard walkable catchment length of 2,000 metres applies across all areas of Auckland rather that three different walkable catchments with three different distances.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	840.2	Auckland City Centre Residents Group	Add provisions in the Unitary Plan for future developments in the city centre that provide for Resource Consent conditions to include public benefits within, and beyond, the envelope of a particular building and that process/methodology be used for negotiation with developers in terms of the type and extent of a particular development.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	840.3	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS85	Raynor McMahon	Oppose	840.4	Auckland City Centre Residents Group	Support unlimited height limits in the city centre but recommend that specific changes are incorporated into the Unitary Plan so as to facilitate Auckland Council having the decision making authority as to the height, dimensions and form of different buildings, in different locations, spread across the city centre space, and including public benefits/space, sustainability and climate change initiatives together with traffic/transport considerations as considered appropriate by Council on a site by site basis.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	840.5	Auckland City Centre Residents Group	Amend phrase 'Changes to current standards (and some new standards) to ensure that tall buildings are of a form that fits the context of our city' with 'Changes to current standards (and some new standards) to ensure that tall building are of a form that contributes to a well-functioning urban environment as determined on a site by site basis'.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	840.6	Auckland City Centre Residents Group	Support removal of FAR bonus standards from as all sites will have greater height and/or development capacity so transfer of floor space is no longer needed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	840.7	Auckland City Centre Residents Group	Note podium developments, narrowing as the height increases, which ensures maximum sunlight to all residential homes in the city centre. However, it needs to be Auckland Council who makes these decisions on a site by site basis given that Placemaking is the key means of achieving the Purposes of the Local Government Act 2002.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	840.8	Auckland City Centre Residents Group	Support provision for minimum dwelling size [H8.6.33] to ensure dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	840.9	Auckland City Centre Residents Group	Support provision for minimum floor to floor height [H8.6.27] to ensure that dwellings are of an acceptable size for residents.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	840.10	Auckland City Centre Residents Group	Support provision of sunlight in outlook controls as Council has advised it intends to enforce for areas surrounding the city centre. City Centre residents expect their council, and governments, to ensure that the same rights apply to every residential area across all of Auckland and that Council will ensure this is respected through adherence to, and application of, Policy 1 of the NPSUD.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	840.11	Auckland City Centre Residents Group	Approve the maximum tower dimensions, setbacks from street and tower separation distances being maintained.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	840.12	Auckland City Centre Residents Group	Approve the continued management of City Centre precincts with area specific controls including height and development capacity.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS85	Raynor McMahon	Oppose	840.13	Auckland City Centre Residents Group	Insert maximum MDRS and mixed use developments in all of the surrounding suburbs of the city centre.	Urban Environment	Larger rezoning proposal

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FS85	Raynor McMahon	Oppose	840.14	Auckland City Centre Residents Group	For the purposes of giving effect to the NPSUD Objectives, do not make Special Character Areas a Qualifying Matter under clause 3.32 or 3.33 of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	840.15	Auckland City Centre Residents Group	Reject reliance on Section 3.32 (h) as a means of preventing developments in SCA's. Consider this in breach of both the objectives and intention of the NPSUD.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	840.16	Auckland City Centre Residents Group	Incorporate the Auckland Light Rail corridor into their current NPSUD so that decisions related to progress on the ALR corridor are supported by appropriate area maps showing intensification, zoning, walkable catchments and the required level of intensification around city, metropolitan and local centres.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	841.1	Villages of New Zealand Limited	In terms of enabling intensification outside of these arbitrary limits [regarding application of the 800m walkable catchment], it is logical to ensure that the land on the periphery/edge is able to be up zoned if this is the most appropriate outcome, as opposed to further urban sprawl. On this basis, the catchment for the Highland Park metropolitan centre for Upzoning around Local Centre and Town Centres in line with NPS-UD Policy 3d should be extended to include Pakuranga Park Village and other above-mentioned properties located along Pakuranga Road, including Business Mixed Use Zone land [refer to pages 7-8 of the submission for further details, and includes properties at 189 Pigeon Mountain Road Half Moon Bay, 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road, 332 Pakuranga Road, 334S Pakuranga Road, 350 Pakuranga Road, 470 Pakuranga Road, 472 Pakuranga Road, 474 Pakuranga Road and 490 Pakuranga Road, Pakuranga].	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification
FS85	Raynor McMahon	Oppose	841.2	Villages of New Zealand Limited	Amend the plan change provisions so that they give effect to the NPS-UD and RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	841.3	Villages of New Zealand Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS-UD or RM Enabling Act [refer to page 11 of the submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	841.4	Villages of New Zealand Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	841.5	Villages of New Zealand Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	841.6	Villages of New Zealand Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	841.7	Villages of New Zealand Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	841.8	Villages of New Zealand Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	841.9	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.10	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 14 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	841.11	Villages of New Zealand Limited	Delete additional objectives inserted at H5.2 [refer to page 14 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	841.12	Villages of New Zealand Limited	Delete additional policies inserted at H5.3 [refer to page 15 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	841.13	Villages of New Zealand Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 17 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	841.14	Villages of New Zealand Limited	Retain proposed provisions under H5.5(4) Notification [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.15	Villages of New Zealand Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.16	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.17	Villages of New Zealand Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.18	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.19	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.20	Villages of New Zealand Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.21	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.22	Villages of New Zealand Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.23	Villages of New Zealand Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.24	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.25	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.26	Villages of New Zealand Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.27	Villages of New Zealand Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 24 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.28	Villages of New Zealand Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.29	Villages of New Zealand Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer to page 26 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.30	Villages of New Zealand Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 27 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.31	Villages of New Zealand Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	841.32	Villages of New Zealand Limited	Delete proposed Matters of Control H5.7.1 and Assessment Criterion H5.7.2(1) relating to one dwelling per site in a SEA [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.33	Villages of New Zealand Limited	Delete Matters of discretion H5.8.1(1) and Assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to page 29 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.34	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from Matter of discretion H5.8.1(1)(b)(i) and Assessment criteria H5.8.1(2)(a)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.35	Villages of New Zealand Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.36	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from the Assessment criteria H5.8.1(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.37	Villages of New Zealand Limited	Delete 'intensity and' from Assessment criterion H5.8.2(1)(b)(i) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.38	Villages of New Zealand Limited	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(2)(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.39	Villages of New Zealand Limited	Delete other proposed provisions under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.40	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to page 37 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.41	Villages of New Zealand Limited	Delete proposed changes to Matters of discretion at H5.8.1 for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.42	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) for building height [refer to page 41 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.43	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.44	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.45	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 4 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.46	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.47	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscape area [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.48	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.49	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.50	Villages of New Zealand Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.51	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.52	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.53	Villages of New Zealand Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.54	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(18) for deep soil and canopy [tree] [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.55	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.56	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.57	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.58	Villages of New Zealand Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure - Stormwater Disposal Constraints Control [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.59	Villages of New Zealand Limited	Delete proposed special information requirements H5.9 [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	841.60	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	841.61	Villages of New Zealand Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	841.62	Villages of New Zealand Limited	Retain MDRS provisions under H6.1 Zone description as notified [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	841.63	Villages of New Zealand Limited	Delete changes proposed to Objectives at H6.2 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	841.64	Villages of New Zealand Limited	Delete changes proposed to Policies at H6.3 [refer to page 53 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	841.65	Villages of New Zealand Limited	Delete changes proposed to Activity table H6.4.1 regarding standards to be complied with [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	841.66	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] at H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.67	Villages of New Zealand Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 56 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	841.68	Villages of New Zealand Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.69	Villages of New Zealand Limited	Delete [H6.6.4B for Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.70	Villages of New Zealand Limited	Delete [H6.6.4C for Dwellings within the Infrastructure - Stormwater Disposal Constraints Control, refer to page 57 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.71	Villages of New Zealand Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.72	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.73	Villages of New Zealand Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.74	Villages of New Zealand Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.75	Villages of New Zealand Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.76	Villages of New Zealand Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 59 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.77	Villages of New Zealand Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.78	Villages of New Zealand Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 60 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.79	Villages of New Zealand Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 61 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.80	Villages of New Zealand Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 62 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.81	Villages of New Zealand Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.82	Villages of New Zealand Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.83	Villages of New Zealand Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 63 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	841.84	Villages of New Zealand Limited	Delete proposed provisions under Matters of control H6.7.1 [refer to page 65 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.85	Villages of New Zealand Limited	Delete proposed provisions under Assessment criteria for controlled activities H6.7.2 [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.86	Villages of New Zealand Limited	Reject H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.87	Villages of New Zealand Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 66 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.88	Villages of New Zealand Limited	Delete assessment criterion H6.8.2(2)(ad) for [assessment of the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.89	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.90	Villages of New Zealand Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.91	Villages of New Zealand Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.92	Villages of New Zealand Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.93	Villages of New Zealand Limited	Delete other proposed provisions under H6.8.1 [refer to page 67 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.94	Villages of New Zealand Limited	Delete proposed provisions under H6.8.2 [refer to page 70 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.95	Villages of New Zealand Limited	Delete proposed provisions under Special information requirements H6.9 [refer to page 77 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	841.96	Villages of New Zealand Limited	Remove references to QM under H13.1 Zone description [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.97	Villages of New Zealand Limited	Amend Zone description H13.1 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.98	Villages of New Zealand Limited	Delete proposed changes to Objectives H13.2 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.99	Villages of New Zealand Limited	Amend Objectives H13.2 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.100	Villages of New Zealand Limited	Delete proposed changes to Policies H13.3 remove reference to qualifying matters [refer to page 79 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.101	Villages of New Zealand Limited	Amend Policies H13.3 to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.102	Villages of New Zealand Limited	Delete proposed changes to purpose of Standard H13.6.1 to remove reference to qualifying matters [refer to page 80 of the submission for further details].	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.103	Villages of New Zealand Limited	Amend Standard H13.6.1(1) to enable at least six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	841.104	Villages of New Zealand Limited	Delete proposed Landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	841.105	Villages of New Zealand Limited	Delete proposed Service Area definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	841.106	Villages of New Zealand Limited	Delete proposed Urban Heat Island definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	841.107	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor [refer to page 14 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	841.108	Villages of New Zealand Limited	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 14 of the submission for further details].	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	841.109	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor [refer to page 52 of the submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	841.110	Villages of New Zealand Limited	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs [refer to page 52 of the submission for further details].	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	841.111	Villages of New Zealand Limited	Approve the broad application of the MHU zone [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	841.112	Villages of New Zealand Limited	Approve the application of THAB within walkable catchments [refer to page 4 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	841.113	Villages of New Zealand Limited	Reject introduction of QMs into zones [refer to page 4 of the submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	841.114	Villages of New Zealand Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	841.115	Villages of New Zealand Limited	Delete the LDR Zone in its entirety [refer to page 5 of the submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	841.116	Villages of New Zealand Limited	Rezone 37A Stanniland Street and 320 Pakuranga Road, 330 Pakuranga Road and 334S Pakuranga Road, Pakuranga to THAB [refer to page 7 of the submission for a diagram].	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	841.117	Villages of New Zealand Limited	In our view, the Council has taken an arbitrary approach to the application of the 800m walkable catchment. A more appropriate zone boundary would be to follow a road boundary, rather than cadastral boundaries between sites [refer to page 8 of the submission for further details].	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	841.118	Villages of New Zealand Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone [refer to page 57 of the submission for further details].	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	855.1	MHE Limited	Amend HVC for 83-85 College Hill, 87 College Hill, 89 College Hill, 91 College Hill, 93 College Hill, 95 College Hill, 99 College Hill, 101 College Hill, 107-109 College Hill to 27m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	855.2	MHE Limited	Amend HVC for Ponsonby Mixed Use zone area to 27m [inferred: including properties at: 1 Cascade Street, 5-7 Hargreaves Street, 24 Spring Street, 2 College Hill, 28 College Hill, 5 College Hill, 32 Ireland Street, 84-86 Franklin Road, 98 Beaumont Street, 3 Hargreaves Street, 34 Ireland Street, 43 College Hill, 27-37 Napier Street, 2 Middle Street, 9 Wilkins Street, 3-11 New Street, 1-8 Brickfield Way, 7 College Hill, 19 Hargreaves Street, 220 Victoria Street West, 5 Wilkins Street, 94 Franklin Road, 2-18 Fisher-Point Drive, 88 Franklin Road, 111 Franklin Road, 13-15 College Hill, 21 Hargreaves Street, 115-121 Franklin Road, 92 Franklin Road, 17 Hargreaves Street, 62-98 Fisher-Point Drive, 37-39 Ireland Street, 3 College Hill, 90 Franklin Road, 41 College Hill, 29 Hargreaves Street, 31-35 Hargreaves Street, 25 Hargreaves Street, 33 College Hill, 27 College Hill, 27 Hargreaves Street, 23 Hargreaves Street, 25 College Hill, 44 Ireland Street, 39 Spring Street, 10 College Hill, 40-42 Ireland Street, 38 Ireland Street, 8 College Hill, 31 Spring Street, 35 Spring Street, 1 Scotland Street, 16 College Hill, 28-42 Spring Street, 37 Spring Street, 1 Beaumont Street, 2-4 Hargreaves Street, 36-38 College Hill, 17-71 Fisher-Point Drive, 32-60 Fisher-Point Drive, 2-26 Telpher Street, 18 Waitemata Street, 80 Beaumont Street, 20 Beaumont Street, 98 Franklin Road, 100 Franklin Road, 96 Franklin Road, 45 Ireland Street, 10 Beaumont Street, 13 Hargreaves Street, 9 Hargreaves Street, 15 Hargreaves Street, 11 Hargreaves Street, 20-22 Fisher-Point Drive].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	871.1	Property Council New Zealand	[Amend] city centre walkable catchment by at least 400m to 1.5km.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Oppose	871.2	Property Council New Zealand	[Amend] to apply the 400m walkable catchment standard more widely around Town Centres.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	871.3	Property Council New Zealand	[Amend the zone provisions to enable] greater housing intensification in Metropolitan, Town and Local Centres.	Business Zones provisions	Business Zones (General or other)
FS85	Raynor McMahon	Oppose	871.4	Property Council New Zealand	[Amend] to ensure transport alignment between residential and mixed-use zones.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	871.5	Property Council New Zealand	Amend THAB rules from “up to” six storeys to better enable greater height and more flexible design where appropriate;	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	871.6	Property Council New Zealand	[Amend to] create alignment between THAB rules inside and outside of walkable catchments	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	871.7	Property Council New Zealand	[Delete] prescriptive rules within the plan change to better ensure that a site-specific approach can be taken over the proposed prescriptive approach as to where a building, turning bay and accessways are to be placed.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	871.8	Property Council New Zealand	[Amend] the zone so that if a qualifying matter is not present, the RMA Amendment rules take precedence.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	871.9	Property Council New Zealand	Delete infrastructure constraints as a qualifying matter and investigate the use of transparent, beneficiary pays funding models to fund necessary core infrastructure to support development.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	871.10	Property Council New Zealand	Retain 200m walkable catchment for Local Centres.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	871.11	Property Council New Zealand	Retain 400m walkable catchment for larger Town Centres.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	871.12	Property Council New Zealand	Amend height standards to provide building heights greater than six storeys along transport corridors and close to train stations.	Height	RTN WC Intensification response
FS85	Raynor McMahon	Oppose	871.13	Property Council New Zealand	Amend business zone rules to be flexible enough to enable car parking for residential developments.	Business Zones provisions	Business Zones (General or other)
FS85	Raynor McMahon	Oppose	871.14	Property Council New Zealand	Amend residential zone rules to be flexible enough to enable car parking for residential developments.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	871.15	Property Council New Zealand	Amend zone rules to outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	871.16	Property Council New Zealand	Retain the deletion of the Gross Floor Area standard and the GFA bonus standard	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	871.17	Property Council New Zealand	Retain the deletion of the height control	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	871.18	Property Council New Zealand	Retain the extension of the outlook space control	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	871.19	Property Council New Zealand	Amend to upzone based on current realities of Light Rail in Auckland. This would see upzoning to the THAB zone within walkable catchments of existing centres and rapid transport stations	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	871.20	Property Council New Zealand	Recognise the risk of lost amenity in business zones given the onsite requirements for waste collection and accessibility.	Business Zones provisions	Business Zones (General or other)
FS85	Raynor McMahon	Oppose	871.21	Property Council New Zealand	Recognise the risk of lost amenity in residential zones given the onsite requirements for waste collection and accessibility.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	871.22	Property Council New Zealand	Work closely with Central Government to unlock further joint funding of core infrastructure to support development [refer to page 2 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS85	Raynor McMahon	Oppose	871.23	Property Council New Zealand	Provide the property sector with transparent access to information regarding their proposed approach to zoning in the Auckland Light Rail corridor and upzone based on current realities of Light Rail in Auckland [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	871.24	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Plan making and procedural	Consultation and engagement - general
FS85	Raynor McMahon	Oppose	871.25	Property Council New Zealand	Collaborate with the Property Council on their proposed approach to zoning in the Auckland Light Rail corridor [refer to page 3 of the submission for further details].	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.1	Kāinga Ora	Delete the Residential - Single House Zone entirely. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. This includes applying the Residential - Mixed Housing Urban Zone to the 23 settlements currently excluded such as Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead and others. See Appendix 1, Table 1, row 43. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.2	Kāinga Ora	Delete the Residential - Low Density Residential Zone entirely. See Appendix 1, Table 1, row 44. Rezone with either the Residential - Mixed Housing Urban Zone or the Residential Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.3	Kāinga Ora	Delete the Residential - Mixed Housing Suburban Zone entirely. See Appendix 1, Table 1, row 45. Rezone with Residential - Mixed Housing Urban Zone as a minimum as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer also to the separate submission point on the Auckland Light Rail Corridor exclusion area.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.4	Kāinga Ora	Amend the Residential - Mixed Housing Urban Zone provisions to: 1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings; 2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and 3) Simplify and streamline matters of discretion and associated assessment criteria. Make amendments to H5 as set out in Appendix 1, Table 2, Rows 138 to 163 of the submission. Refer to Appendices 2 and 3 for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	873.5	Kāinga Ora	Amend the spatial extent of the Residential - Mixed Housing Urban Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.6	Kāinga Ora	Amend the Residential - Terrace Housing and Apartment Buildings Zone to enable higher densities and building heights with fewer restrictions. Make deletions or amendments to the H6 zone provisions to that effect as set out in Appendix 1 of the submission, Table 1, Rows 46 to 75 of the submission. Refer to Appendices 2 and 3 of the submission for building heights. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	873.7	Kāinga Ora	Amend the spatial extent of the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.8	Kāinga Ora	Amend the Height Variation Control for the Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.9	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the Business City Centre Zone. Make amendments as set out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Oppose	873.10	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from the edge of any Business Metropolitan Centre Zone. Make amendments summarised out in Appendix 1, Table 1, Row 42, and Appendices 2 and 3 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS85	Raynor McMahon	Oppose	873.11	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within a 1200m (approx. 15 minutes) walkable catchment from a RTS [This is assumed to mean an RTN station] as set out in Appendices 2 and 3 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	873.12	Kāinga Ora	Amend to include RTN walkable catchments for the Onehunga train line.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.13	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within: 1) 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a Business - Metropolitan Centre Zone or the Business - City Centre Zone; 2) 800m (approx. 10 minute walk) in some highly accessible locations; as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	873.14	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 800m (approx. 10 minute walk) from the edge of the Business - Town Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	873.15	Kāinga Ora	Amend to apply the Residential - Terrace Housing and Apartment Buildings Zone within 400m (approx. 5 minute walk) from the edge of the Business - Local Centre Zone except in identified settlements, as set out in Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	873.16	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around the Business - City Centre Zone. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS85	Raynor McMahon	Oppose	873.17	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS85	Raynor McMahon	Oppose	873.18	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	RTN WC Intensificatio n response
FS85	Raynor McMahon	Oppose	873.19	Kāinga Ora	Amend the Height Variation Control to provide for 5 storeys (18m) within those parts of the Residential - Mixed Housing Urban Zone that adjoin the 10 storey Residential - Terrace Housing and Apartment Buildings Zone as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS85	Raynor McMahon	Oppose	873.20	Kāinga Ora	Amend to provide for unlimited height in the Business - City Centre Zone General Height Area. Refer to Appendix 3 of the submission for building height. Retain, amend or delete H8 provisions as set out in Appendix 1, Table 1, Rows 76, 77, 78, 79 and 80 of the submission.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.21	Kāinga Ora	Delete qualifying matters and standards for specific density provisions from the Business - City Centre Zone. This includes but is not limited to: streetscape improvement and landscaping; special amenity yards; street sightlines; outlook space and space and building in relation to boundary. Retain or delete H8 provisions as set out in Appendix 1, Table 1, Rows of 81, 82, 83 and 84 of the submission.	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS85	Raynor McMahon	Oppose	873.22	Kāinga Ora	Amend the Business - Metropolitan Centre Zone to allow unlimited building height except where qualifying matters apply. Refer to Appendices 2 and 3 of the submission for building height. Retain, amend or delete H9 provisions as set out in Appendix 1, Table 1, Rows of 85, 86, 87, of the submission.	Height	Metropolitan Centre WC Intensificatio n response
FS85	Raynor McMahon	Oppose	873.23	Kāinga Ora	Amend the Business - Town Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height through the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control below the proposed 6-storey base zone height; 4) amend the Height in Relation to Boundary Control to enable the increased base height. Delete or amend H10 provisions as set out in Appendix 1, Table 1, Rows 88, 89, and 90 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS85	Raynor McMahon	Oppose	873.24	Kāinga Ora	Amend the Business - Local Centre Zone and Height Variation Control to: 1) Enable a 6-storey base zone height of 22m. 2) Provide additional height in the Height Variation Control above the 6-storey base. 3) Delete any height restrictions in the operative Height Variation Control that below the 6-storey base zone height; 4) Amend the Height in Relation to Boundary Control to enable the increased base height. Amend or delete H11 provisions as set out in Appendix 1, Table 1, Rows 91, 92 and 93 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS85	Raynor McMahon	Oppose	873.25	Kāinga Ora	Amend the Business - Neighbourhood Centre Zone and Height Variation Control to Enable a 6-storey height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Amend or delete H12 provisions as set out in Appendix 1, Table 1, Rows 94, 95 and 96 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. Refer to Appendix 3 of the submission for building height.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.26	Kāinga Ora	Amend the Business - Mixed Use Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendix 3 for building height. Amend or delete H13 provisions as set out in Appendix 1, Table 1, Rows 97, 98 and 99 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.27	Kāinga Ora	Amend the Business - General Business Zone and Height Variation Control to enable a 6-storey base zone height of 22m either generally or where the Business - Neighbourhood Centre Zone adjoins or abuts the Residential - Terrace Housing and Apartment Buildings Zone. Amend the Height in Relation to Boundary Control to enable the additional height. Refer to Appendices 2 and 3 of the submission for building height. Amend or delete H14 provisions as set out in Appendix 1, Table 1, Rows 100, 101 and 102 of the submission.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.28	Kāinga Ora	Amend the majority of the qualifying matters to be applied by overlays rather than zones or precincts. An example of where this is not requested is for the flooding qualifying matter. See also Appendix 1, Table 1, Row 3 of the submission.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS85	Raynor McMahon	Oppose	873.29	Kāinga Ora	Amend the qualifying matters so that they are managed consistently and are not managed by zones.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS85	Raynor McMahon	Oppose	873.30	Kāinga Ora	Amend the Light Rail Exclusion area by implementing the MDRS and Policy 3 requirements within this area. Apply all the relief sought by this submission to the Exclusion Area as illustrated in Appendix 2 of the submission. The amendments requested generally request rezoning to Residential - Mixed Housing Urban zone or Residential - Terrace Housing and Apartment Buildings Zone and increased Height Variation Controls for both residential and business zones. Refer to Appendix 2, map numbers 70, 71, 79, 80, 91, 92, 93, 102, 103, 112, and 119.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.31	Kāinga Ora	Amend the Special Housing Area exclusions by implementing the MDRS and Policy 3 requirements for many of these areas which would meet the definition of 'relevant residential zone'. Apply all the relief sought by this submission to the identified Special Housing Areas as illustrated in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.32	Kāinga Ora	Delete all references to the Residential - Low Density Residential Zone including as set out in Appendix 1, Table 1, Rows 1, 39 and 40 of the submission and any consequential changes.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	873.33	Kāinga Ora	Delete the Beachlands Transport Infrastructure Constraint including deletion of provisions as set out on page 8 of the submission, and in Table A1.4.8.1, Appendix 1 of the Submission, Table 1 Rows 1, 38, 39, 40 and 41 of the submission. Note with reference to row 39 that other unrelated provisions are to be retained. Refer also to mapping changes in Appendix 2 of the submission. Zone and Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.34	Kāinga Ora	Amend C1.6A(2) by making the deleting reference to "an overlay rule" as set out in as set out in Appendix 1 Table 1 Row 2 of the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	873.35	Kāinga Ora	Retain the Wetland Management Areas qualifying matter. See Appendix 1, Table 1, Row 4 of the submission for details.	Qualifying Matters A-I	Wetland Management (D8)
FS85	Raynor McMahon	Oppose	873.36	Kāinga Ora	Retain identification of a Significant Ecological Areas qualifying matter. Delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Do not utilise residential zones to manage this issue, and delete proposed provisions. See Appendix 1, Table 1, Rows 5, 6 and 7 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	873.37	Kāinga Ora	Retain identification of Outstanding Natural Landscapes and Outstanding Natural Features qualifying matter but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. See Appendix 1, Table 1, Rows 8, 9 and 10 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONL and ONF (D10)
FS85	Raynor McMahon	Oppose	873.38	Kāinga Ora	Amend the Height Variation Control to provide for heights of between 10-12 storeys within walkable catchments to be applied in and around metropolitan centres that also have an RTS [Assumed to mean an RTN station]. Apply to the Residential - Terrace Housing and Apartment Buildings Zone and most business zones within that catchment as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Metropolitan Centre WC Intensification response
FS85	Raynor McMahon	Oppose	873.39	Kāinga Ora	Amend the Height Variation Control to provide for heights of up to 8 storeys within a smaller walkable catchment where: 1) a RTS [Assumed to mean an RTN station] is located in the Business - Town Centre Zone or the Business - Local Centre Zone; 2) a RTS does not directly overlap with (but is within 100m of) the Business - Town Centre Zone and the Business - Local Centre Zone. Apply to the Residential and Terrace Housing and Apartment Buildings Zone and most business zones within that catchment, as set out in Appendices 2 and 3 of the submission. Height Variation Control mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Height	Height response - other zones
FS85	Raynor McMahon	Oppose	873.40	Kāinga Ora	Retain identification of Outstanding Natural Character and High Natural Character qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matters. Delete the newly proposed special information requirements. Make amendments as set out in Appendix 1, Table 1, Rows 10, 11 and 12 of the submission. Rezone with either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	873.41	Kāinga Ora	Retain identification of a Waitakere Ranges qualifying matters but delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete non-complying activity status for minor dwellings and reject deletion of supplementary text in activity table. Make amendments as set out in Appendix 1, Table 1, Rows 13, 14, 15 and 16 of the submission. Rezone with Residential - Mixed Housing Urban Zone as set out Appendix 2 of the submission. Zone mapping changes are set out in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	873.42	Kāinga Ora	Retain identification of the notable tree qualifying matter and the approach to its implementation. See Appendix 1, Table 1, Row 17 of the submission for details.	Qualifying Matters Other	Notable Trees (D13)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.43	Kāinga Ora	Retain the Maunga Volcanic Viewshafts as a qualifying matter but delete all Height and Building Sensitive Areas entirely and their use as a Qualifying Matter. Retain or delete text as set out in Appendix 1, Table 1, Rows 18, 19, 20 and 21 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	873.44	Kāinga Ora	Delete the Ridgeline Protection qualifying matter and delete the Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Rows 22, 23 and 24 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	873.45	Kāinga Ora	Delete the Local public views qualifying matter and all of the associated Residential - Low Density Residential Zone and the proposed provisions to implement the Qualifying Matter. Delete text as set out in Appendix 1, Table 1, Row 25 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters Other	Local Public Views (D16)
FS85	Raynor McMahon	Oppose	873.46	Kāinga Ora	Retain the High Aircraft Noise Area (HANA) as a qualifying matter, but amend it by rezoning any Residential - Low Density Residential Zone and Residential - Terrace Housing and Apartment Buildings Zoned areas to Residential - Mixed Housing Urban Zone. Refer to Appendix 1, Table 1, Row 30 of the submission, and Appendix 2 of the submission. Zone mapping changes are summarised in separate submission points by suburb and Appendix 2 map number. [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central] [inferred: proposes to rezone some or all of the properties in streets within the Auckland Airport HANA from Residential - Terrace Housing and Apartment Buildings Zone to Residential - Mixed Housing Urban Zone including: Clendon Avenue, Puhinui Road, Ranfurly Road, Ballance Avenue, Seddon Avenue, Atkinson Avenue, Freyberg Avenue, Stafford Avenue, Wyllie Road, and Milan Road, Papatoetoe; Burrell Avenue, Plunket Avenue, and Noel Burnside Road, Manukau Central]	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	873.47	Kāinga Ora	Delete the Moderate Aircraft Noise Area (MANA) as a qualifying matter and delete the blanket density restrictions for residential sites within the MANA overlay and make other amendments as set out in Appendix 1, Table 1, Row 31 of the submission.	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	873.48	Kāinga Ora	Delete the Infrastructure - Combined Wastewater Network Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS85	Raynor McMahon	Oppose	873.49	Kāinga Ora	Delete the Infrastructure - Water and/or Wastewater Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	873.50	Kāinga Ora	Delete the Infrastructure - Stormwater Disposal Constraints Control, or if retained, relocate controls into an overlay that is statutorily mapped in the AUP.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS85	Raynor McMahon	Oppose	873.51	Kāinga Ora	Retain overlays and city wide rules for managing natural hazards but delete down zoning for natural hazards including deletion of the Residential - Low Density Residential Zone. Rezone with Residential - Mixed Housing Urban Zone or Residential - Terraced Housing and Apartment Buildings Zone as set out in Appendix 2 of the submission. Refer also to Appendix 1, Table 1, Row 36 of the submission. Zone mapping changes summarised in separate submission points by suburb and Appendix 2 map number.	Qualifying Matters A-I	Significant Natural Hazards

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.52	Kāinga Ora	Retain spatial mapping of natural hazards on maps but delete any flood hazard mapping in the plan. Flood hazard mapping should be non-statutory, sitting outside the plan. Refer to Appendix 1, Table 1, Row 37 of the submission.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	873.53	Kāinga Ora	Delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay as set out in Appendix 1, Table 1, Rows 33, 34 and 35 of the submission.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	873.54	Kāinga Ora	Amend the development standards within the Māori Purpose Zone so that they enable development of a scale generally consistent with that of the medium density residential standards (MDRS) within relevant residential zones. Amend or delete H27 provisions as set out in Appendix 1, Table 1, Rows 103, 104, 105 and 106 of the submission.	Other Zones provisions	H27 Special Purpose - Māori Purpose Zone
FS85	Raynor McMahon	Oppose	873.55	Kāinga Ora	Retain the note at the start of Chapter D17 that identifies Historic Heritage as a qualifying matter. Refer to Appendix 1, Table 1, Row 26 of the submission.	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	873.56	Kāinga Ora	Delete the proposed Lawry Settlement Workers' Housing as a qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	873.57	Kāinga Ora	Delete the D20A Stockade Hill Viewshaft Overlay entirely including from the plan (and GIS view) and the Figure D20A.6.1.1. Refer to Appendix 1, Table 1, Row 28 of the submission.	Qualifying Matters Other	Stockade Hill Viewshaft (D20A)
FS85	Raynor McMahon	Oppose	873.58	Kāinga Ora	Retain the note at the start of Chapter D21 that identifies Sites and Places of Significance to Mana Whenua as a qualifying matter. Refer to Appendix 1, Table 1, Row 29 of the submission.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS85	Raynor McMahon	Oppose	873.59	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Area Overlay. Remove the provisions relating to the MANA from the precinct and apply the city wide overlay provisions. Also summarised under the qualifying matter topic.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS85	Raynor McMahon	Oppose	873.60	Kāinga Ora	Delete the identification of 'sunlight admission' as a qualifying matter from I425 Manukau Centre Precinct.	Precincts - NPSUD MDRS Response	I425 Manukau Precinct
FS85	Raynor McMahon	Oppose	873.61	Kāinga Ora	Delete qualifying matters pertaining to 'Notable Trees' and 'Flooding' from the I433 Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.62	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the qualifying matter topic. Delete qualifying matters pertaining to 'Flooding' from the I438 Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Rezone the residential zones that are affected by the designation as either Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone, as appropriate.	Precincts - NPSUD MDRS Response	I438 Takanini Precinct
FS85	Raynor McMahon	Oppose	873.63	Kāinga Ora	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the I529 Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	Precincts - NPSUD MDRS Response	I529 Orewa 1 Precinct
FS85	Raynor McMahon	Oppose	873.64	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I533 Red Beach Precinct.	Precincts - NPSUD MDRS Response	I533 Red Beach Precinct
FS85	Raynor McMahon	Oppose	873.65	Kāinga Ora	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the I539 Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Residential - Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. Rezone as either Mixed Housing Urban or Residential - Terrace Housing and Apartment Buildings Zone, as set out in Appendix 2.	Precincts - NPSUD MDRS Response	I539 Smales 2 Precinct
FS85	Raynor McMahon	Oppose	873.66	Kāinga Ora	Delete the identification of a 'precinct interface' as a qualifying matter from the I550 Millwater South Precinct.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS85	Raynor McMahon	Oppose	873.67	Kāinga Ora	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the I552 Warkworth Clayden Road Precinct.	Precincts - NPSUD MDRS Response	I552 Warkworth Clayden Road Precinct
FS85	Raynor McMahon	Oppose	873.68	Kāinga Ora	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the I 553 Warkworth North Precinct.	Precincts - NPSUD MDRS Response	I553 Warkworth North Precinct
FS85	Raynor McMahon	Oppose	873.69	Kāinga Ora	Delete qualifying matters pertaining to flooding from the I605 Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS85	Raynor McMahon	Oppose	873.70	Kāinga Ora	Delete qualifying matters pertaining to 'historic heritage buildings' from the I607 New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	Precincts - NPSUD MDRS Response	I607 New Lynn Precinct
FS85	Raynor McMahon	Oppose	873.71	Kāinga Ora	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the I609 Penihana North Precinct.	Precincts - NPSUD MDRS Response	I609 Penihana North Precinct
FS85	Raynor McMahon	Oppose	873.72	Kāinga Ora	Delete the canopy tree definition from Chapter J.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.73	Kāinga Ora	Delete the proposed addition to the coastal erosion hazard area definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.74	Kāinga Ora	Delete the definition of deep soil from Chapter J.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.75	Kāinga Ora	Amend the definition of dwelling as set out in Appendix 1, Table 1, Row 130 of the submission.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.76	Kāinga Ora	Amend the definition of floodplain as set out in Appendix 1, Table 1, Row 131 of the submission.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.77	Kāinga Ora	Amend the definition of landscaped area as set out in Appendix 1, Table 1, Row 132 of the submission.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.78	Kāinga Ora	Amend the definition of relevant residential zone as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.79	Kāinga Ora	Insert a new definition for street-facing façade as set out in Appendix 1, Table 1, Row 133 of the submission.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.80	Kāinga Ora	Delete the definition of servicing area from Chapter J.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.81	Kāinga Ora	Delete the definition of urban heat island from Chapter J.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	873.82	Kāinga Ora	Retain chapter K as notified.	Qualifying Matters A-I	Designations
FS85	Raynor McMahon	Oppose	873.83	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Te Hana. Refer to Appendix 2, Map 001. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Coronation Street, Silver Hill Road, State Highway 1, and Whakapirau Road, Te Hana]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.84	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Wellsford. Refer to Appendix 2, Map 002. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ahuru Street, Armitage Road, Astrid Lane, Batten Street, Bellevue Avenue, Centennial Park Road, Davies Road, Hanover Street, Hazelmere Street, John Sinclair Avenue,Kelgary Place,Matheson Road,McGillivray Road,Monowai Street,Olympus Road, Port Albert Road,Raki Lane, Rodney Street, State Highway 1,Tobruk Road, Tomas Street, Totara View,Tuaraki Drive,Tyburnia Place, Watson Place, Wellsford Valley Road, Wi Apo Place, and Worker Road, Wellsford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.85	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 004. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Blue Bell Parade, Caroline Heights, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Excelsior Way, May Way, Meiklejohn Way, North West Anchorage, Omaha Drive, Reliance Way, Shamrock Crest, Success Court, and Twilight Bay, Omaha; and Dotterel Lane, Dunbar Road, Harbour View Road, Kowhai Avenue, Oystercatcher Lane, Point Wells Road, Riverside Drive, Sandpiper Avenue, Shearwater Lane, Waimanu Place, Williams Crescent, and Wrybill Way, Point Wells.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.86	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Point Wells and Omaha . Refer to Appendix 2, Map 005. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Broadlands Drive, Darroch Slope, Day Dawn Crescent, Dornie Place, Dungarvon Place, Edith Place, Esme Grove, Excelsior Way, Ida Way, Jane Gifford Place, Kitty Frazer Lane, Lagoon Way, Mangatawhiri Road, Matariki Street, Meiklejohn Way, Omaha Drive, Paraone Place, Parry Court, Pioneer Crescent, Reliance Way, Rita Way, Ruby Cove, Shamrock Crest, St Anne Place, Success Court, Taiawa Place, Te Mana Street, Te Mauri Place, The Southern Isle, and Thistle Terrace, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.87	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Omaha . Refer to Appendix 2, Map 006. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Inanga Lane, Karahu Lane, Kewai Street, Kokopu Street,Kutai Lane, Mangatawhiri Road,Paraoa Crescent, Patiki Place,Paua Lane,Pipi Lane,Taumata Road, Tio Lane,Tohora Crescent, Tuatua Lane, and Tuna Place, Omaha.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.88	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Matakana. Refer to Appendix 2, Map 007. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Awanui Crescent, Courtney Lane, Kewini Grove, Laly Haddon Place, Leigh Road, Long Meadow Lane, Maeha Drive, Matakana Road, Matakana Valley Road, Moya Drive, Penney Rise, Riverglade Lane, Tiaki Lane, and Torea Road, Matakana.]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.89	Kāinga Ora	Rezone Residential - Low Density Housing Zone to Residential - Mixed Housing Urban Zone or Residential - Terrace Housing and Apartment Buildings Zone at Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 008. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Hudson Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albert Road, Ashmore Crescent, Belmont Place, Belvedere Place, Brown Road, Champers Way, Falls Road, Great North Road, Heritage Lane, Hill Street, Kasper Street, Mahurangi Street, Matakana Road, Melwood Drive, Millstream Place, Northwood Close, Victoria Street, View Road, Wainoni Place, Westpark Glen, and Whitaker Road, Warkworth.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.90	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Warkworth. Refer to Appendix 2, Map 008. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pound Street, Falls Street, Brown Road, Warkworth Street, Bertram Street, Lilburn Street, and Alnwick Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.91	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Urban Zone or Residential - Terrace Housing and Apartment Buildings in Warkworth. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Warkworth. Refer to Appendix 2, Map 009. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Dome Lane, Falls Road, Harry Close, John Andrew Drive, Ngahau Street, View Road, and Woodcocks Road, Warkworth] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone: Auckland Road, Bambro Street, Bennett Street, Bertram Street, Blue Gum Drive, Brown Road, Campbell Drive, Church Hill, Clegg Place, Coquette Street, David William Place, Dome Lane, Earlsway, Fairwater Road, Hauiti Drive, Hexham Street, Lilburn Street, McKinney Road, Palmer Street, Percy Street, Pulham Road, Rivendell Place, Southgate Road, State Highway 1, Titapu Road, Vernon Shaw Place, Walton Avenue, Warin Place, Wech Drive, Whitaker Road, Wickens Place, and Woodcocks Road, Warkworth]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.92	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone and Business - Local Centre Zone in Warkworth. Refer to Appendix 2, Map 009. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lilburn Street, Fairwater Road, Hexham Street, Alnwick Street, Pound Street, Bertram Street, Morpeth Street, Warin Place, Auckland Road, Wech Drive, Falls Street, Warkworth Street, and Neville Street, Warkworth.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.93	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 010. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Apollo Place, Arabella Lane, Ariel Place ,Aurora Avenue, Boathouse Bay Lane, Brampton Road, Governor Grey Road, Hampton Mews, Hapuka Close, Katene Place, Kokihi Lane, Koru Place, Mahurangi East Road, Merehai Place, Piper Lane, Robinia Place, Schooner Avenue, Tamatea Drive, Te Kapa Place, and Trevally Place, Snells Beach]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.94	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Snells Beach. Refer to Appendix 2, Map 011. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Ahi Kaa Lane, Amanda Lane, Arabella Lane, Ariki Drive, Arohia Place, Aurora Avenue, Awatere Place, Brigitte View, Carmen Terrace, Clifton Lane, Cornel Circle, Dalton Road, Dawson Road, Ferndale Drive, Fidelis Avenue, Foster Crescent, Gerontius Lane, Governor Grey Road, Hampton Mews, Heron Lane, Hewson Drive, Hibiscus Avenue, Hinemoa Place, Inca Place, Iris Street, Kahurangi Place, Katene Place, Kauri Crescent, Kawau View Road, Kia Kaha Drive, Kokihi Lane, Koru Place, Kotuku Place, Little Compton Mews, Mahurangi East Road, Matangi Terrace, Mayne Place, Merehai Place, Moana Terrace, Muncaster Road, Ngatira Place, Panui Terrace, Parkdale Close, Piccadilly Circus, Piper Lane, Rangimaarie Crescent, Rawhiti Place, Riverleigh Drive, Schooner Avenue, Snells Beach Road, Sunburst Avenue, Sunlight Promenade, Sunrise Boulevard, Tamatea Drive, Tara Place, Te Kapa Place, Virginia Circus, Washington Avenue, Wendy Hood Way, Windward Terrace, Woodlands Avenue, and Woodlands Place, Snells Beach; Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, The Glade, and The Nook, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.95	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Local Centre Zone in Snells Beach. Refer to Appendix 2, Map 011. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mahurangi East Road, Snells Beach.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.96	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Algies Bay. Refer to Appendix 2, Map 012. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albro Lane, Alexander Road, Athol Place, Deerness Crescent, Gordon Craig Place, Mahurangi East Road, Mariners Grove, Mera Road, and Willjames Avenue, Algies Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.97	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Waiwera. Refer to Appendix 2, Map 013. [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone or Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Hibiscus Coast Highway, The Strand, Waiwera Place, Waiwera Road, and Weranui Road, Waiwera]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.98	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Hatfields Beach and Orewa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa. Refer to Appendix 2, Map 014. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Beachwood Drive, Fendalton Place, Hibiscus Coast Highway, Ocean View Road, Otanerua Road, Sun Valley, Sykes Avenue, William Hadlow Place, and Win Grove, Hatfields Beach; Ambassador Glade, Astor Place, Chalmers Close, Crampton Court, Hibiscus Coast Highway, Hillcrest Road, Judd Place, Kahu Close, Kath Hopper Drive, Lakeside Drive, Maraeariki Avenue, Marine Parade, McGowan Place, Millennial Way, Puriri Avenue, Riverside Road, Roberta Crescent, Tauranga Place, Waldorf Crescent, and Wallis Lane, Orewa; and Arran Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Terrace Housing and Apartment Buildings Zone, includes: Alice Avenue, Ambassador Glade, Centreway Road, Chesterfield Way, Crampton Court, Dan Tori Place, Denham Way, Doment Crescent, Edward Avenue, Elizabeth Street, Florence Avenue, Francis Skinner Place, Grand Drive, Hatton Road, Hibiscus Coast Highway, Kohu Street, Lakeside Drive, Lillian Place, Manuka Street, Marine Parade, Marine View, McGowan Place, Melanie Place, Millennial Way, Ngaru Way, Noel Avenue, Nukumea Common, Puriri Avenue, Riverside Road, Ruby Place, Waitaha Close, and West Hoe Road, Orewa]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.99	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 014. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Centreway Road, Florence Avenue, Doment Crescent, Moenui Avenue, Moana Avenue, Riverside Road, and Tamariki Avenue, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.100	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Silverdale (Wainui). Refer to Appendix 2, Map 015. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone, includes: Argent Lane and Lysnar Road, Upper Orewa]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.101	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Orewa, Red Beach and Silverdale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Orewa, Red Beach and Silverdale. Refer to Appendix 2, Map 016. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential to Residential – Mixed Housing Urban Zone, includes: Barton Place, Hibiscus Coast Highway, Kath Hopper Drive, Lakeside Drive, Maori Hut Road, Matija Place, Maygrove Drive, Moffat Road, Nickell Place, Pohutukawa Avenue, Settlers Grove, and Tauranga Place, Orewa; Bay Street, Hibiscus Coast Highway, Miran Lane, Odlin Lane, Quo Vadis Place, Rosario Crescent, Thorburn Avenue, and Walton Street, Red Beach; and Arran Drive, Arran Point Parade, Bankside Road, Godfrey Drive, Kelly Greens, Madison Terrace, Major Henry Greens, Millwater Parkway, Percy Greens, Ridgedale Road, and Timberland Drive, Silverdale] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Centreway Road, Crampton Court, Edgewater Grove, Empire Road, Hibiscus Coast Highway, Jelas Road, Maygrove Drive, Milton Road, Nickell Place, Pine Road, Riverside Road, Ross Crescent, and Weiti Road Orewa; Anchorite Way, Barnacle Rise, Cambie Avenue, Driftwood Drive, Greenview Lane, Hibiscus Coast Highway, Jelas Road, John Dee Crescent, Kingtide Place, Mermaid Mews, Neaptide Close, Nga Wai Lane, Panorama Court, Ridgeview Close, Saltwood Street, Seagate Place, Seamount Drive, Springtide Place, Spyglass Street, Surf View Crescent, Symes Drive, Taikura Avenue, Tawhana Crescent, Totara Views Drive, and Whangaparaoa Road Red Beach; Anchorite Way, Arriere Lane, Bonair Crescent, Cannon Street, Cilliers Drive, Colonial Drive, Fermier Greens, Grapnel Street, Hibiscus Coast Highway, James Mcleod Way, Jardin Court, Kuhu Way, Longmore Lane, Millwater Parkway, Old Mill Road, Ormonde Drive, Silverhill Lane, Stella Maris Lane, Totara Views Drive, Wainui Road, Waterloo Road, and Whao Lane, Silverdale]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.102	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Orewa. Refer to Appendix 2, Map 016. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fantail Court, Weiti Road, Bellbird Place, Tui Lane, and Centreway Road, Orewa.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.103	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Red Beach and Stanmore Bay. Refer to Appendix 2, Map 017. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Bay Street, Chelverton Terrace, Durness Place, Elgin Place, Esther Place, Glenelg Road, Laurie Street, Marellen Drive, Marie Avenue, Ngapara Street, Rosario Crescent, Walton Street, Whale Cove, and William Bayes Place, Red Beach; Blue Heron Rise, Brian Crescent, Cooper Road, D'Oyly Drive, Duncansby Road, Gledstane Road, Greta Place, Joydon Place, Lea Place, Mably Court, Northview Road, Shadon Place, Springtime Crescent, Vipond Road, Waiora Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.104	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Tindalls Bay. Refer to Appendix 2, Map 018. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Ardern Avenue, Swann Beach Road, and The Crescent, Manly; Capitol Road, Matakatia Parade, Whangaparaoa Road, and Zita Avenue, Matakatia; Ardern Avenue and Swann Beach Road, Stanmore Bay; De Luen Avenue, The Crescent, and Tindalls Bay Road, Tindalls Beach]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.105	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Gulf Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Gulf Harbour. Refer to Appendix 2, Map 019. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Low Density Residential Zone to Residential – Mixed Housing Urban Zone, includes: Double Bay Place, Fishermans Cove, Pacific Parade, Siesta Terrace, and Whangaparaoa Road, Army Bay; Belle-Mer Place, Clansman Terrace, Island View Drive, Okoromai Views, and Shakespear Road, Okoromai Bay; Admiralty Rise, Alec Craig Way, Gulf Harbour Drive, Javelin Close, Kensington Terrace, Regency Park Drive, and Whangaparaoa Road, Hobbs Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Admiralty Rise, Bella Vista Drive, Binnacle Rise, Greenway Rise, Gulf Harbour Drive, and Pleasant Way, Hobbs Bay]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.106	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Silverdale. Refer to Appendix 2, Map 020. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waterloo Road, Silverdale]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.107	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Silverdale. Refer to Appendix 2, Map 020. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Blue Gum Avenue, Tavern Road, Blanc Road, and Foundry Road, Silverdale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.108	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Stanmore Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Stanmore Bay. Refer to Appendix 2, Map 021. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Ferry Road, Kestrel Heights, and Mollyhawk Rise, Arkles Bay; Arun Street, Beverley Road, Brightside Road, Claude Road, Elliston Crescent, Holiday Road, Joydon Place, Kauri Road, Langton Road, Te Ruru Way, Vipond Road, and Whangaparaoa Road, Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cochrane Avenue, Ferry Road, and Wade River Road, Arkles Bay; Barwick Place, Bloomfield Rise, Matai Road, Moera Place, Penton Road, Puarangi Lane, Rata Road, Red Hibiscus Road, Rishworth Avenue, Wade River Road, and Whangaparaoa Road, Stanmore Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.109	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone at Stanmore Bay. Refer to Appendix 2, Map 021. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, and Mata Lane, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.110	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Stillwater. Refer to Appendix to, Map 021 [inferred: proposes to rezone some or all of the properties in these streets from Residential Single House Zone to Residential - Mixed Housing Urban Zone, includes: Coastal Heights, Cockle Place, Donald Place, Duck Creek Road, Flounder Point Road, Gurnard Road, Inlet Views, Snapper Road, Stillwater Crescent, and Upper Duck Creek Road, Stillwater]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.111	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Whangaparāoa. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whangaparāoa. Refer to Appendix 2, Map 022. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arkles Strand, Ferry Road, Hawaiian Parade, Kestrel Heights, Mollyhawk Rise, and Palm Cove, Arkles Bay; Ardlui Avenue, Beach Road, Brandon Road, Brixton Road, Brown Street, Cross Street, East Avenue, East Point, Glamis Avenue, Glengarry Avenue, Hurdlow Place, Kawau Island Avenue, Ladies Mile, Laurence Street, Manly Park Avenue, Monyash Road, Moreton Drive, Motuora Road, Motutapu Avenue, Onepu Lane, Rawhiti Road, South Avenue, Spinnaker Point, Sundown Avenue, Swann Beach Road, The Circle, The Crescent, The Esplanade, Tindalls Bay Road, Tiri Road, Tulip Close, Walbrook Road, Whangaparaoa Road, and Zealandia Road, Manly; Capitol Road, Matakatia Parade, Tiri Road, and Whangaparaoa Road, Matakatia; Ardern Avenue, Bonita Avenue, Glanville Close, Rata Road, Rimu Road, Stanmore Bay Road, Swann Beach Road, and Te Ruru Way Stanmore Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Arkles Drive, Arkles Strand, Cochrane Avenue, Ferry Road, Herman Street, Margaret Place, McKenzie Avenue, Wade River Road, Whangaparaoa Road Arkles Bay, Glengarry Avenue, Homestead Road, Kawau Island Avenue, Kenneth Hopper Place, Ladies Mile, Layton Road, Little Barrier Avenue, Manly Heights, Motutapu Avenue, Onepu Lane, Polkinghorne Drive, Rakino Avenue, Shuttleworth Place, Stanmore Bay Road, The Circle, Tower Hill, Whangaparaoa Road, Zealandia Road Manly, Bonita Avenue, Delshaw Avenue, Elan Place, Grandview Road, Link Crescent, Matai Road, Orca Drive, Penton Road, Rata Road, Red Hibiscus Road, Rishworth Avenue, Seafarer Crescent, Stanmore Bay Road, Wade River Road, Waititiro Rise Stanmore Bay]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.112	Kāinga Ora	Insert a Height Variation Control of 22m for part of the Business - Mixed Use Zone in Whangaparāoa. Refer to Appendix 2, Map 022. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Whangaparaoa Road, Karepiro Drive, David Sidwell Place, Elan Place, Rishworth Avenue, and Link Crescent, Stanmore Bay.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.113	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Parakai. Refer to Appendix 2, Map 025 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Aitkenhead Court, Chic Gardens, Fordyce Road, Mary Keane Lane, Parakai Avenue, Parkhurst Road, Pengelly Place, Raabia Close, Rere Place, Springs Road, Te Moau Avenue, and Waiwera Avenue, Parakai; Awaroa Road, Miro Street, Railway Street, and Stewart Street,Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.114	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Helensville. Refer to Appendix 2, Map 026 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Amberly Rise, Audrey Luckens Lane, Awa Avenue, Awaroa Road, Cabeleigh Drive, Captain Street, Commercial Road, Downer Street, Empressa Heights, Forlong Rise, Garfield Road, Gerald Stokes Avenue, Gow Street, Green Lane, Hand Road, Inland Road, Kaipara Crescent, Kanono Way, Karaka Street, Kassa Rise, Kawariki Road, Kowhai Street, Lewann Lane, Mahi Road, Makiri Street, Mangakura Road, McLeod Street, Mill Road, Minerva Avenue, Miro Street, Nelson Street, Panui Avenue, Porokaiwhiri Avenue, Porter Crescent, Puriri Street, Rata Street, Rauta Way, Rautawhiri Road, Rimu Street, Riverboat Lane, Rongomai Street, St James Avenue, St Julia Court, Taupata Lane, Te Kauri Place, Urumaraki Avenue, and Wishart Road, Helensville]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.115	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Okura. Refer to Appendix 2, Map 027 [inferred: proposes to rezone some or all of the properties in these streets from Residential –Single House Zone to Residential – Mixed Housing Urban, includes: Deborah Place, Gails Drive, Okura River Road, and Valerie Crescent, Okura; Glenvar Road, and Stredwick Drive, Torbay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.116	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Long Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Long Bay. Refer to Appendix 2, Map 028 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Headsail Drive, Kina Place, and Longshore Drive, Long Bay; Clensmore Place, Cliff Road, Gilberd Place, Glenvar Road, Jayne Place, and Moorgreen Heights, Torbay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ashley Avenue, Barque Rise, Bight Road, Bounty Road, Caldera Drive, Cavalli Road, Coastal Court, Coastview Lane, Copper Lane, Eastreef Court, Fender Place, Flotilla Place, Glenvar Ridge Road, Greenlink Rise, Headland Drive, Hopetea Street, Keel Street, Killick Place, Kiokio Street, Longshore Drive, Luff Place, Makura Road, Moki Place, Nerita Place, Pennant Street, Ruku Street, Tawatawa Street, Te Oneroa Way, Tikati Rise, Tuangi Street, Turutu Place, Uranga Lane, and Windlass Street, Long Bay; Ashcraig Court, Auld Street, Beach Road, Cliff Road, County Road, Glenvar Road, Long Bay Drive, Manuwai Road, Morlie Place, Toroa Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.117	Kāinga Ora	Rezone Rural - Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone near Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Rural –Countryside Living Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway and Perekia Street, Albany; Stevensons Crescent Albany Heights]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.118	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights. Refer to Appendix 2, Map 029. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Dairy Flat Highway, and Perekia Street Albany; Stevensons Crescent Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.119	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany Heights, Fairview Heights, Oteha and Northcross. Refer to Appendix 2, Map 030. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aoraki Crescent, Golden Morning Drive, New Dawn Lane, Waka Street Albany Heights, Celina Place Browns Bay, Countryside Way, East Coast Road, Lonely Track Road Fairview Heights, Flavia Close, Helen Ryburn Place, and Kate Sheppard Avenue Torbay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kewa Road Albany Heights, Branston Avenue, Capricorn Place, Carlisle Road, Kegworth Place, Limmer Place, Newstead Avenue, Oldham Place, Stapleford Crescent, Wilkinson Way, and Woodlands Crescent Browns Bay; Borneo Drive, Catlins Place, Fairview Avenue, Hilton Close, Hornbill Drive, Ilam Lane, Mackwell Road, McMenamin Place, Ohau Court, Oteha Valley Road, Para Close, Pharlap Drive, Rising Parade, Springvale Drive, Tekapo Rise, Travis View Drive, Trotting Terrace Fairview Heights, Barker Rise, Cairnbrae Court, Carlisle Road, Corricvale Way, Deverell Place, Eagleson Street, East Coast Road, Greenleaf Way, Harrowglen Drive, Heatherleigh Rise, Idyll Place, Jomard Terrace, Keating Rise, Kirkdale Place, Lakeridge Close, Neilon Place, Nor'East Drive, Nottingham Place, Oteha Valley Road, Pharlap Drive, Sartors Avenue, Topliss Drive, Woodridge Avenue Northcross, Andersons Road, Canyon Drive, Fernhill Way, Fields Parade, Gleanor Avenue, Horizon View Road, John Jennings Drive, Marbella Crescent, Nimstedt Avenue, Northcross Drive, Ponderosa Drive, Sohlue Place, Sonoma Crescent, Spring Valley Place, Sunnydale Place, Sunvista Avenue, Vicente Place Oteha, Acacia Road, Carlisle Road, East Coast Road, and Halder Place Torbay]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.120	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones at Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha.] [Inferred: proposes height variation control requests of 43 metres for some or all business zoned properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.121	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Browns Bay, Waiake and Torbay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Sandiacre Way, and Stapleford Crescent Browns Bay; Awaruku Road, Beach Road, Bronwyn Place, Carina Crescent, Charmaine Road, Cliff Road, Deep Creek Road, Fitzwilliam Drive, Freya Place, Glamorgan Drive, Glenvar Road, Gray Crescent, Infidel Place, Marama Street, Moorgreen Heights, Rewi Street, Reynolds Place, Ringwood Street, Rock Isle Road, Sealy Road, Stredwick Drive, Waiake Street, and Weatherly Road Torbay; Beach Road, and Sharon Road, Waiake] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone: includes Argyle Road, Arran Road, Bayview Road, Beach Road, Branston Avenue, Browns Bay Road, Capricorn Place, Carlisle Road, Clifton Road, Glencoe Road, Hollyhock Place, Kegworth Place, Manly Esplanade, Nigel Road, Oaktree Avenue, Oban Road, Orchard Road, Paterson Mews, Philson Terrace, Pipi Place, Stapleford Crescent, Valley Road, Wilk Lane, Wilkinson Way, and Woodlands Crescent Browns Bay; Beechwood Road, Browns Bay Road, Hyde Road, and Mirwill Road Rothesay Bay; Acacia Road, Airey Place, Alexander Avenue, Auld Street, Beach Road, Carlisle Road, County Road, Deep Creek Road, Finchley Road, Firth Road, Garden Lane, Gray Crescent, Holt Avenue, Killarney Avenue, Law Street, Long Street, Mawson Avenue, Mizpah Road, Orne Street, Rewi Street, Rock Isle Road, Sealy Road, Sunburst Lane, Tainui Street, Tipau Street, Toroa Street, Waiake Street, Waiau Street, Wairere Road, Watea Road, and Willis Street, Torbay; Beach Road, Clifton Road, Deep Creek Road, Hebron Road, Mizpah Road, Newburn Road, Orchard Road, Ridge Road, Sharon Road, and Tiri View Place Waiake]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.122	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Browns Bay, Waiake and Torbay. Refer to Appendix 2, Map 031. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Inverness Road, Bute Road, Glen Road, Beach Road, Anzac Road, and Wilk Lane, Browns Bay; Beach Road, Torbay; Hebron Road, Waiake.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.123	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Albany. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany. Refer to Appendix 2, Map 032 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Centaur Close, Landing Drive, and Wharf Road Albany] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Agnew Place, Albany Highway, Dairy Flat Highway, Fishwicke Lane, Georgia Terrace, Lomas Way, The Avenue, and Widdison Place Albany; Dairy Flat Highway Albany Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.124	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various business zones at Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.125	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Browns Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone at Albany, Oteha, Pinehill, Browns Bay, and Windsor Park. Refer to Appendix 2, Map 033 [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mistletoe Place, and Redwing Street, Browns Bay] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Young Drive, Bushlands Park Drive, Clemow's Lane, Denim Place, Excelsa Place, Floyd's Lane, Kristin Lane, Marquette Avenue, Mountain Beech Rise, Red Shed Lane, Rosedale Road, Sophora Way, and Villanova Place Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, Palliser Lane, and Serrata Place Browns Bay; Crimson Park, East Coast Road, Fernhill Way, Hooten Place, Margaret Henry Crescent, May Potter Close, Pannill Place, Pocock Lane, Ponderosa Drive, Prevost Lane, and Spencer Road Oteha; Andara Close, Arirang Rise, Ballintra Close, Buncrana Place, Bundoran Way, Caldwell Place, Carberry Lane, Carnell Lane, Carrigans Close, Colliston Rise, East Coast Road, Glen Bay Close, Greville Road, Hauraki Crescent, Hugh Green Drive, Kilkelly Avenue, Killybegs Drive, Malin Place, Mana Lane, Manu Place, Mulroy Place, Rathmullen Place, Rosedale Road, Rosses Place, Spencer Road, Taroka Close, and Te Hoe Grove Pinehill; Bluestone Rise, Burnside Court, Emerald Way, Jade Court, Opal Close, and Stonedge Lane Rosedale; Baulcomb Parade, East Coast Road, Graham Collins Drive, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.126	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43 metres for various business zones in parts of Albany. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rosedale Road, Rosedale.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.127	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Rothesay Bay, Murrays Bay, Mairangi Bay and Campbells Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rothesay Bay, Murrays Bay, Mairangi Bay, Campbells Bay and Windsor Park. Refer to Appendix 2, Map 034. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Channel View Road, Kahikatea Close, Kowhai Road, Park Rise, The Esplanade, and View Road, Campbells Bay; View Road, and Whitby Crescent Mairangi Bay; Churchill Road, and Portal Place Murrays Bay; Churchill Road, and Rothesay Bay Road Rothesay Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayside Drive, Beach Road, Browns Bay Road, Helvetia Drive, and Ridge Valley Drive Browns Bay; Beach Road, and Kowhai Road Campbells Bay; Agathis Avenue, Amante Crescent, Beach Road, Brighton Terrace, Coromandel Crescent, East Coast Road, Elizabeth Place, Galaxy Drive, Hastings Road, Honeysuckle Lane, Hythe Terrace, Jeanette Place, Jutland Street, Kilduff Place, Kiri Place, Kowhai Road, Manaia Place, Marigold Place, Matipo Road, Maxwelton Drive, Mayfair Crescent, Montrose Terrace, Nereus Place, Newhaven Terrace, Noumea Place, Penzance Road, Ponui Place, Ramsgate Terrace, Scarboro Terrace, Sidmouth Street, St Ives Terrace, Sunrise Avenue, Surville Place, Theodora Place, Tudor Place, Whitby Crescent, and Wisteria Way Mairangi Bay; Aotearoa Terrace, Beach Road, Bournemouth Terrace, Brighton Terrace, Churchill Road, Clematis Avenue, Falmouth Street, Folkestone Street, Gulf View Road, Jellicoe Road, Lyons Avenue, Montana Avenue, Portal Place, Rossmore Terrace, Scarboro Terrace, Seaton Road, Sunrise Avenue, The Bays Rise, Vaughan Crescent, Westbourne Road, and Wyoming Avenue Murrays Bay; Ascension Place, State Highway 1 Rosedale, Beach Road, Beulah Avenue, Braemar Road, Browns Bay Road, Churchill Road, Garadice Road, Gulf View Road, Hyde Road, Kiteroa Terrace, Knights Close, Knights Road, Korotaha Terrace, Leith Way, Masterton Road, Miri Road, Montgomery Avenue, Rothesay Bay Road, Sandown Road, and Shearwater Rise Rothesay Bay; Altair Place, Centorian Drive, Delisle Place, East Coast Road, Landsberg Way, Mercury Lane, Noel Williams Place, Ronald MacKen Place, Scorpio Place, Strabo Place, Sunset Road, Windsor Place, and Zara Court Windsor Park]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.128	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Rothesay Bay, Murrays Bay and Mairangi Bay. Refer to Appendix 2, Map 034. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Sidmouth Street, and Montrose Terrace, Mairangi Bay; Beach Road, Murrays Bay; Lyons Avenue, Beach Road, Montgomery Avenue, and Knights Road, Rothesay Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.129	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Waimauku. Refer to Appendix 2, Map 035. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Muriwai Road, Muriwai Valley; Waikoukou Valley Road, Waikoukou Valley; Amber Place, Buttercup Place, Cane Road, Cloverfields Drive, Denehurst Drive, Factory Road, Freshfields Road, Gavinike Place, Grassfield Place, Mabbett Lane, Muriwai Road, Murray Way, Pheasant Lane, Pondview Lane, Pukemarino Road, Rosella Grove, Sarah Todd Lane, School Road, Solan Drive, State Highway 16, The Rise, Tokatai Road, Waikoukou Valley Road, Waimauku Station Road, and Wintour Road Waimauku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.130	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Aporo Drive, Ara Kakara Avenue, Aro Mato Place, Bellamont Street, Coote Way, Cutfield Lane, Eric Farley Drive, Fred White Drive, Fruitlands Road, Gemscott Crescent, Gilbransen Road, Hooton Drive, Huarahi Pai Road, Jane Maree Road, Josh Road, Kahika Grove, Kauri Grove Drive, Kohia Way, Korako Drive, Kuawa Drive, Larmer Drive, Len Ireland Drive, Lewis Younie Road, Lockyer Road, Madden Avenue, , Malbec Place, Maple Lane, Matua Road, McIndoe Road, Merlot Heights, Nobilo Road, Oraha Road, Orchard Lane, Paihere Street, Parlane Drive, Pititi Lane, Pohue Avenue, Raymond Grace Avenue, Remana Crescent, Robert Might Road, Sir Lincoln Drive, State Highway 16, Station Road, , Tapu Road, Tilly Lane, , Trigg Road, Van Rixel Drive, Vinistra Road, Vintners Close, Vogwill Road, Waina Drive, Walter Ruddock Avenue, Will Street, and Winfield Road Huapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban, includes: Main Road, Sunny Crescent, and Tokay Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.131	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Huapai. Refer to Appendix 2, Map 036. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Babina Avenue, Cara Avenue, Croatia Avenue, Dida Park Drive, Kartolina Crescent, Kriletich Drive, Lumbarda Drive, Nellie Drive, Nobilo Road, Papa Orchard Drive, Podgora Avenue, Schoolside Road, Tarras Road, Vintry Drive, and Winfield Road Huapai]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.132	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban, includes: Babos Avenue, Burns Lane, Kahika Grove, Konoba Avenue, Nobilo Road, Reserva Crescent, Rheingold Place, Sauterne Road, and Tarara Lane, Huapai; Weza Lane, Riverhead Road Kumeu] [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Matua Road, Oraha Road, and Pinotage Place, Huapai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.133	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kumeu. Refer to Appendix 2, Map 037. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Nobilo Road, Schoolside Road, Resnik Crescent, Winfield Road, Tarras Avenue, Kartolina Crescent, Accolage Boulevard, Balthazar Road, Barrels Close, Barrique Road, Blatina Drive, Cara Avenue, Cooperage Avenue, Grenache Way, Jeroboam Loop, Magnum Drive, Moemoea Avenue, Piccolo Court, Ropere Street, Verdot Close, Zadar Street Huapai]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.134	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Riverhead. Refer to Appendix 2, Map 038. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Albert Street, Alexandra Street, Alice Street, Applemoors Way, Arthur Street, Byron Drury Way, Cambridge Road, Canoe Lane, Coatesville-Riverhead Highway, Cobblers Lane, Crabb Fields Lane, Dinning Road, Drovers Way, Duchess Way, Duke Street, Edward Street, Elliot Street, Floyd Road, George Street, Great North Road, Grove Way, Gumdiggers Lane, Jelas Drive, Jessie Rise, Kaipara Portage Road, Kanga Lane, Kelly Road, Kent Street, Kent Terrace, King Street, Lam Terrace, Leebank Crescent, Maude Street, Mill Grove, Munford Lane, Newton Road, Nikau Way, Norglen Lane, Orchard Terrace, Pitoitoi Drive, Pohutukawa Parade, Princes Street, Queen Street, Riverhead Point Drive, School Road, Short Road, Sussex Terrace, Tauwaka Crescent, Te Roera Place, The Landing, Turpin Road, Walnut Road, Wautaiti Drive, Wharf Road, William Blake Way, and York Terrace, Riverhead]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.135	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Schnapper Rock and Greenhithe. Refer to Appendix 2, Map 039. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anehu Place, Awatahi Place, Blacks Road, Churchouse Road, Durbin Court, Eastvale Close, Greenhithe Road, Henry Blyth Lane, Kingfisher Grove, Monkton Close, Oratau Place, Oscar Road, Rame Road, Roland Road, Samuel Cross Place, Te Wharau Drive, and Waipuia Place Greenhithe; Aberley Road, Kittiwake Drive, Kyle Road, Lucas Creek View Way, Schnapper Rock Road, and Third Fairway Place, Schnapper Rock]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.136	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Bayview, Unsworth Heights, Totara Vale, Glenfield, and Wairau. Refer to Appendix 2, Map 040. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Glen Vista Place, Glendhu Road, and Treetops Way, Bayview] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Elliott Avenue, Fernwood Grove, Glen Vista Place, Glendhu Road, Glenfield Road, James Street, Manuka Road, Sapphire Place, Spinella Drive, and Winifred Avenue, Bayview; Glenfield Road, Birkenhead; Glenfield Road, Hogans Road, James Street, Mossop Rise, St Thomas More Lane, and Wairau Road Glenfield; Albany Highway, Greenhithe; Aralia Road, Kama Place, Salamanca Road, Sycamore Drive, and Tahu Crescent, Sunnynook; Athena Drive, Atlantis Place, Ayton Drive, Cassandra Grove, Girrahween Drive, Glenfield Road, Glenvale Place, Highgrove Lane, Romulus Place, Sunset Road, Tableau Place, Tacitus Place, Target Road, Thalia Place, Totaravale Drive, Trias Road, and Wairau Road, Totara Vale; Albany Highway, Andros Place, Barbados Drive, Caribbean Drive, Devonshire Road, Exeter Place, Felicity Place, Jumento Place, Mandeville Place, Meadowood Drive, Merida Place, Santiago Crescent, Sevilla Place, Sunset Road, Tenbless Court, and Tyrico Close, Unsworth Heights]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.137	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Neighbourhood Centre Zone in Glenfield and Wairau. Refer to Appendix 2, Map 040. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Glenfield Road, and James Street, Glenfield]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.138	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Sunnynook, Forrest Hill, Campbells Bay, Castor Bay, and Milford. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Sunnynook, Forrest Hill, Milford and Castor Bay. Refer to Appendix 2, Map 041. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beach Road, Cloverly Crescent, Huntly Road, Red Bluff Rise, and The Esplanade Campbells Bay; Beach Road, Castor Bay Road, and The Esplanade Castor Bay; Craig Road Milford] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beach Road, Bevyn Street, Commodore Parry Road, East Coast Road, Heathcote Road, Inga Road, Penning Road, Prestige Place, and Seaview Road Castor Bay; Baltimore Place, Becroft Drive, Blakeborough Drive, Catalina Crescent, East Coast Road, Gordon Avenue, Grenada Avenue, Kennedy Avenue, Linwood Avenue, Longwood Place, Lyttelton Avenue, Madison Place, Manutara Avenue, Meadowvale Avenue, Merriefield Avenue, Morton Avenue, Newport Place, Rosemary Avenue, Santa Rosa Terrace, September Place, Springfield Street, Sunnynook Road, Trevone Place, Wilmington Place, and Woodstock Road Forrest Hill; Alma Road, Anakiwa Place, Argyle Terrace, Cecil Road, Craig Road, Crete Avenue, Dallinghoe Crescent, East Coast Road, Frater Avenue, Gordon Avenue, Holiday Road, Inga Road, Kitchener Road, Milford Road, Nile Road, Ocean View Road, Omana Road, Penning Road, Prospect Terrace, Rangitoto Terrace, Saltburn Road, Seaview Road, Shakespeare Road, Stanley Avenue, Stratford Avenue, Sudan Avenue, Tobruk Crescent, Wolsley Avenue, and Woodbridge Lane Milford; Cassia Place, Datura Place, East Coast Road, Erica Road, Heather Place, Jonathan Place, Juniper Road, Kerria Place, Lavery Place, Lyford Crescent, Regency Place, Sequoia Place, Sunnynook Road, Sunset Road, Sycamore Drive, Tobago Place, Tonkin Drive, Trinidad Road, and Wylie Avenue Sunnynook; Altair Place, Mira Place, and Sunset Road Windsor Park]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.139	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones In parts of Wairau Valley, Sunnynook, Forrest Hill and Milford. Refer to Appendix 2, Map 041. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Link Drive, Wairau Valley; Grenada Avenue, Forrest Hill; East Coast Road, Milford; Tonkin Drive, and Sunset Road, Sunnynook.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.140	Kāinga Ora	Rezone Residential - Low Density Residential Zone and Residential - Mixed Housing Urban Zone to Terrace Housing and Apartment Buildings Zone at Milford. Refer to Appendix 2, Map 042. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kitchener Road, Muritai Road, and Ocean View Road Milford]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.141	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brigham Creek, and Mamari Road, Whenuapai]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.142	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Whenuapai. Refer to Appendix 2, Map 043. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Airport Road, Bomber Lane, Boyes Avenue, Brigham Creek Road, Camp X Place, Dale Road, Hangar Lane, Harewood Street, Joseph McDonald Drive, Kainga Lane, Kopuru Road, Lilley Terrace, Mamari Road, Maramara Road, McCaw Avenue, McEwan Street, Nils Andersen Road, Pamu Road, Pinefield Road, Propeller Avenue, Rigby Drive, Ripeka Lane, Roundel Crescent, Spriggs Lane, Timbermill Road, Totara Road, Whenuapai Drive, and Wicket Lane Whenuapai]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.143	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Whenuapai . Refer to Appendix 2, Map 043. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, Whenuapai]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.144	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Whenuapai and Herald Island. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville. Refer to Appendix 2, Map 044. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Coleman Avenue, Duncan Rise, Ferry Parade, George Avenue, and The Terrace Herald Island; Kauri Road, Kingsway Road, Kowhai Road, Pohutukawa Road, Punga Road, Totara Road, and Waimarie Road Whenuapai] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Clark Road, David Carnegie Road, Hapine Lane, Hapori Whanui Lane, Hobsonville Point Road, Hobsonville Road, Ko Nui Place, Ko Tohu Place, Limeburners Close, Lockheed Street, Malcolm Calder Road, Mapou Road, Matimati Place, Nugget Avenue, Piko Lane, Rangitamiro Place, Raranga Lane, Ringa Matau Road, Ringamaui Place, Scott Road, Sidney Wallingford Way, Tarakoi Road, Te Aho Matua Road, Te Rau Place, Te Rito Road, Teal Way, Uma Grove, Vazey Way, Waenganui Road, Whatu Lane, Whiri Lane, Williams Road, and Wiseley Road Hobsonville]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.145	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 044. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Settlers Avenue, Memorial Park Lane, Pottery Crescent, Carder Court, Glenae Lane, Falcon Crescent, Brigham Creek Road, Hobsonville Road, and Danby Court, Hobsonville.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.146	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Greenhithe and Herald Island. Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beach Haven. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beach Haven. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Aeroview Drive, Amelia Place, Beach Haven Road, Dakota Avenue, Fairclough Road, Fordham Street, Japonica Drive, Keith Smith Avenue, Lancaster Road, Melba Street, Neptune Avenue, O'Donn Avenue, Oruamo Place, Packham Place, Paragon Avenue, Rambler Crescent, Ranch Avenue, Rosecamp Road, Sispara Place, and Telstar Place Beach Haven;Flaxdale Street, Hellyers Street, Lanigan Street, Papa Place, Saffron Street, and Tiri Tiri Road Birkdale; Austin Road, Greenhithe Road, Kimberly Grove, Koki Road, Marae Road, Olwyn Place, Rahui Road, Rame Road, Remu Place, Tauhinu Road, and The Close Greenhithe; Alison Avenue, Ferry Parade, The Terrace, and Twin Wharf Road Herald Island; Tahingamanu Road Hobsonville]Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aeroview Drive, Beach Haven Road, Cresta Avenue, Cronin Place, Dakota Avenue, Drome View Place, Gazelle Avenue, Gilpin Place, Hayman Place, John Bracken Way, Lancaster Road, Mavis Place, Melba Street, Mokopiko Court, Paragon Avenue, Rambler Crescent, Rangatira Road, Sunnyhaven Avenue, and Tramway Road Beach Haven; Beach Haven Road, Birkenhead]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.147	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone and Residential - Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes:Tahingamanu Road Hobsonville]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.148	Kāinga Ora	Insert a Height Variation Control of 37 metres for parts of the Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Refer to Appendix 2, Map 045 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Launch Road, and Marlborough Crescent, Hobsonville.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.149	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone at Birkdale,Glenfield, Bayview and Hillcrest. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glenfield and Hillcrest. Refer to Appendix 2, Map 046 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Anne McLean Drive, Arcadia Crescent, Bryers Place, Eugen Place, Lynn Road, Manuka Road, Morriggia Place, Pemberton Avenue, Ramonda Close, Randal Place, Standish Place Bayview, Beach Haven Road, Lancaster Road Beach Haven, Beach Haven Road, Beeche Place, Canongate Street, Castleton Street, Eskdale Road, Flaxdale Street, Hellyers Street, Hobby Avenue, Ivy Place, Lauris Place, McPhail Street, Salisbury Road, Vandeleur Avenue, Verbena Road, and Vonnell Place Birkdale; Beaudine Avenue, Brunton Place, Chedworth Drive, Domain Road, Embassy Place, Hiwihau Place, Kaipatiki Road, Park Road, Redfern Lane, Roberts Road, Seaview Road, Stephanie Close, Tamahere Drive, Valley View Road, Windy Ridge Road, and Wyvern Place Glenfield; Archers Road, Coronation Road, Monarch Avenue, Mountbatten Avenue, Nea Place, Tranquil Glade, and Trelawny Place Hillcrest [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Elliott Avenue, and Manuka Road Bayview; Agincourt Street, Archers Road, Battle Place, Bentley Avenue, Braund Place, Camelot Place, Camrose Place, Capilano Place, Cashmere Place, Chartwell Avenue, Chequers Avenue, Chivalry Road, Clare Place, Colin Wild Place, Contessa Drive, Coronation Road, Cunliffe Place, Diana Drive, Domain Road, Downing Street, Easton Park Parade, Emirau Place, Garner Place, Gladys Avenue, Glenfield Road, Greendale Spur, Greenridge Court, Greenvalley Rise, Hall Road, Hamilton Place, Hatherlow Street, Havana Place, High Road, Hogans Road, Kaipatiki Road, Lancelot Place, Lingfield Street, Manuka Road, Marlborough Avenue, Mayfield Road, McQuoid Place, Mulberry Place, Neal Avenue, Noeleen Street, Ondine Place, Park Road, Pavola Grove, Peach Road, Powrie Street, Ramillies Place, Roberts Road, Rosalind Road, Ross Avenue, Segedin Place, Sovereign Place, Stanley Road, Sunnyfield Crescent, Sunward Rise, Taynith Place, Waverley Avenue, Weldene Avenue, Woodcote Drive, and Wyvern Place Glenfield; Archers Road, Betsland Crescent, Coronation Road, Ensign Place, Glenfield Road, Gretel Place, McDowell Crescent, Menear Lane, Monarch Avenue, Speedy Crescent, Tranquil Glade, and Trelawny Place Hillcrest]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.150	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zones at Glenfield. Refer to Appendix 2, Map 046 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Manuka Road, Bayview; Glenfield Road, Hillcrest; Chartwell Avenue, Chivalry Road, and Coronation Road, Glenfield.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.151	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillcrest, Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Wairau Valley, Milford, Takapuna, Hillcrest, and Northcote. Refer to Appendix 2, Map 047 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes:Cobblestone Lane, Nicholson Place, and Northwick Place Hillcrest; Spencer Terrace Hauraki] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Altona Road, Bond Crescent, Forrest Hill Road, and Wairau Road Forrest Hill; Francis Street, Harley Close, Hart Road, and Spencer Terrace Hauraki; Alton Avenue, Eban Avenue, Evelyn Place, Hillcrest Avenue, Northcote Road, Ocean View Road, Sunnybrae Road Hillcrest, Alma Road, Belmont Terrace, Currey Crescent, Dodson Avenue, Fenwick Avenue, Forrest Hill Road, Kitchener Road, Macbeth Court, Margaret Place, Napoleon Avenue, Nile Road, Otakau Road, Pierce Road, Shakespeare Road, Sylvan Park Avenue, Trafalgar Road, and Waterloo Road Milford; Akoranga Drive, College Road, Kitewao Street, Lake Road, Lenihan Street, Liston Street, Martin Crescent, Northcote Road, Ocean View Road, Paetahi Lane, Potter Avenue, Raupapa Street, Tahinga Street, and Tonar Street Northcote; Dominion Street, Eric Price Avenue, Harley Road, Hurstmere Road, Karaka Street, Killarney Street, Kitchener Road, Lake Pupuke Drive, Lake View Road, Manurere Avenue, Napier Avenue, Ngaio Street, Northcote Road, Puriri Street, Rangitira Avenue, Taharoto Road, Te Uru Lane, and The Promenade Takapuna]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.152	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Wairau Valley, Northcote, Milford, Takapuna and Hillcrest.Refer to Appendix 2, Map 047 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Northcote Road, Ocean View Road, and Sunnybrae Road, Hillcrest; Shakespeare Road, Brook Street, Wairau Road, Thornton Road, Nile Road, Dodson Avenue, Forrest Hill Road, and Kitchener Road, Milford; Akoranga Drive, Northcote Road Northcote, Barrys Point Road, Anzac Street, Rangitira Avenue, Taharoto Road, Ngaio Street, Shea Terrace, Killarney Street, Fred Thomas Drive, Dominion Street, Northcote Road, Karaka Street, Greydene Place, Mary Poynton Crescent, and Shakespeare Road, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.153	Kāinga Ora	Rezone Residential - Low Density Residential Zone, to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Milford and Takapuna. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Milford and Takapuna. Refer to Appendix 2, Map 048 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Clifton Road, and Lake Road Hauraki; The Strand Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes:Arthur Crescent, Brown Street, Clifton Road, Crichton Terrace, Ewen Street, Francis Street, Harley Close, Harley Road, Hart Road, Hauraki Road, Jutland Road, Lake Road, Norman Road, Purchas Road, Rarere Road, Stone Street, and Tuaone Court Hauraki; Kitchener Road, Muritai Road, and Tiri Road Milford; Audrey Road, Blomfield Spa, Brett Avenue, Earnoch Avenue, Eric Price Avenue, Ewen Street, Gibbons Road, Hurstmere Road, Kitchener Road, Minnehaha Avenue, O'Neills Avenue, Park Avenue, Sanders Avenue, The Strand, Tiri Road, and William Street Takapuna]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.154	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Takapuna. Refer to Appendix 2, Map 048 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lake Road, Blomfield Spa, Park Avenue, and Sanders Avenue, Takapuna]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.155	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Westgate. Refer to Appendix 2 Map 050 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Don Buck Road, Dunlop Road, Fred Taylor Drive, Hiwi Rakau Rise, Jadewynn Drive, Manarini Road, Oma Hoiho Place, Puhikawa Street, and Red Hills Road, Massey; Holmes Drive, Hueglow Rise, Oreil Avenue, and Sumich Place, West Harbour; Awamarino Way, Kapia Road, Kauri Amber Road, Pukewhero Rise, and Wai Place, Westgate; Fred Taylor Drive, Whenuapai]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.156	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Westgate. Refer to Appendix 2 Map 050 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Spring Garden Avenue, Spring Garden Road, Fred Taylor Drive, and Te Oranui Way, Massey]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.157	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hobsonville. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hobsonville and West Harbour. Refer to Appendix 2, Map 051 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brickworks Bay Road, Ngaroma House Drive, Nightfall Way, Scott Road, and Vazey Way, Hobsonville] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bannings Way, Brickworks Bay Road, Carder Holland Way, Hobsonville Road, Starlight Cove, Vazey Way, Williams Road, and Wiseley Road, Hobsonville; Katrina Place, Manutewhau Road, Moire Road, Purei Lane Massey Bridgehead Cove, Brougham Place, Buisson Glade, Connemara Court, Crosby Road, Cyril Crescent, Elizabeth Drive, Fitzherbert Avenue, Flaunty Place, Forster Place, Hanson Place, Harbour Lights Close, Hobsonville Road, Hueglow Rise, Kayle Glen, Louise Place, Luckens Road, Midgley Road, Moire Road, Mona Vale, Oakpark Place, Oreil Avenue, Sumich Place, West Harbour Drive, and Wiseley Road, West Harbour; Trig Road, Whenuapai]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.158	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Beachaven and Kauri Park. Refer to Appendix 2, Map 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brigantine Drive, Eucalyptus Place, Hadfield Street, Island Bay Road, Jacaranda Avenue, Pluto Place, Poaka Place, Rangatira Road, Rosecamp Road, Seahorse Place, Valhalla Drive, and Valkyria Place, Beach Haven]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.159	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Hobsonville. Refer to Appendix 2, Maps 051 and 052 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone, includes: Coast Garden Drive, Landing Path Drive, Limestone Drive, Ngaroma House Drive, Nightfall Way, Ocean Breeze Avenue, Picnic Point Road, Pilot Drive, Scott Road, Seawind Way, Turbine Way, Aviation Drive, Blackbird Lane, Cicada Road, Craigs Way, Greenfinch Road, Gunn Way, Habitat Place, Irving Place, Kano Way, Kearns Drive, Kokowai Parade, Kota Lane, Landing Path Drive, Mantis Lane, Myland Drive, Observation Green, Ocean Breeze Avenue, Parara Way, Picnic Point Road, Pihoihoi Place, Rapunga Drive, Riroriro Road, Roa Avenue, Scott Road, Silvereye Road, Tai Crescent, Toanui Road, Treloar Crescent, and Turret Lane, Hobsonville]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.160	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Birkdale, Kauri Park, Beachaven, Chatswood, Birkenhead and Chelsea. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Birkdale, Kauri Park, Beachaven, Chatswood and Birkenhead. Refer to Appendix 2, Map 053 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Island Bay Road, Pluto Place, and Rangatira Road, Beach Haven; Abbeygate Street, Canongate Street, Castleton Street, Flynn Street, Verbena Road, and Verran Road, Birkdale; Balmain Road, Berne Place, Bridge View Road, Brussells Place, Caram Place, Catrina Avenue, Havenwood Place, Hebe Place, Hinemoa Street, Inglis Street, Kauri Road, Maunganui Road, Paris Place, Park Hill Road, Pupuke Road, Ridgewood Crescent, Roseberry Avenue, Tizard Road, Tui Glen Road, Verran Road, Vienna Place, and Wanganella Street, Birkenhead; Blundell Place, David Beattie Place, Heaton Grove, Homewood Place, Langstone Place, Mappin Place, Mosman Place, Onetaunga Road, Porritt Avenue, Portsea Place, and Ravenstone Place, Chatswood; Betsland Crescent, McDowell Crescent, Hillcrest; and Raymond Terrace, Northcote] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Rangatira Road, Beach Haven; Birkdale Road, Gatman Street, Monte Cassino Place, Rangatira Road, Verbena Road, and Verran Road, Birkdale; Aorangi Place, Balmain Road, Birkenhead Avenue, Brassey Road, Bridge View Road, Catrina Avenue, City View Terrace, Colonial Road, Coroglen Avenue, Eskdale Road, Felstead Street, Glade Place, Glenbush Place, Glenfield Road, Glenwood Avenue, Highbury Bypass, Hinemoa Street, Huka Road, Ian Marwick Place, Inkster Street, John Court Street, Kauri Road, Le Roy Terrace, Learmonth Avenue, Mahara Avenue, Maika Lane, Mariposa Crescent, Maritime Terrace, Maunganui Road, Miraka Place, Mokoia Road, Mollyhawk Place, Onewa Road, Palmerston Road, Paris Place, Park Avenue, Park Hill Road, Pullum Street, Pupuke Road, Rangatira Road, Rawene Road, Roseberry Avenue, Rugby Road, Satchell Place, Telephone Road, Titiwai Place, Tizard Road, Verran Road, Waipa Street, Wakanui Street, Waratah Street, West Glade Crescent, and Willow Avenue, Birkenhead; Balmain Road, Barlow Place, Blundell Place, Calman Place, Chatswood Grove, Chelsea View Drive, Colonial Road, Fitzpatrick Place, Heaton Grove, Holyoake Place, Makepiece Place, Mappin Place, and Porritt Avenue, Chatswood; Bank Street, Glenfield Road, McDowell Crescent, Moore Street, Pupuke Road, and Tilden Avenue, Hillcrest; Gladstone Road, Kauri Glen Road, Onewa Road, Park Avenue, Valley Road, and Wernham Place, Northcote]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.161	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Kauri Park, Birkdale, Chatswood and Birkenhead. Refer to Appendix 2 Map 053 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Rawene Road, Hinemoa Street, Mokoia Road, and Rugby Road, Birkenhead; Rangatira Road, and Birkdale Road, Birkdale]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.162	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Northcote, Northcote Point, Bayswater and Hauraki. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Northcote, Northcote Point and Hauraki . Refer to Appendix 2, Map 054 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Lansdowne Street, Marine Terrace, and Norwood Road, Bayswater; Awanui Street, Hinemoa Street, Hinemoa Terrace, Learmonth Avenue, Maritime Terrace, Peregrine Place, and Wakanui Street, Birkenhead; Charles Street, Francis Street, Herbert Street, Jutland Road, Pine Ridge Terrace, and Walter Street, Hauraki; Exmouth Road, Heath Avenue, Matanui Street, McBreen Avenue, Puawai Place, Raymond Terrace, Seaview Avenue, Sylvan Avenue, Tarahanga Street, and Toi Toi Place, Northcote; Alfred Street, Bartley Street, Beach Road, Church Street, Clarence Road, Denby Lane, Hall Street, King Street, Milton Road, Nelson Avenue, Princes Street, Queen Street, Richmond Avenue, Rodney Road, Stafford Road, Sulphur Beach Road, Tennyson Street, Vincent Road, Waimana Avenue, and Wilding Avenue, Northcote Point; and Walter Street Takapuna] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Charles Street, Francis Street, Hart Road, Spencer Terrace, and Sydney Street, Hauraki; Lynngate Place, Ocean View Road, and Pupuke Road, Hillcrest; Arahia Street, Bush View Lane, College Road, Deuxberry Avenue, Dudding Avenue, Exmouth Road, Fairfax Avenue, Fowler Street, Gladstone Road, Herons Way, Holdaway Avenue, Howard Road, James Evans Drive, Kaihu Street, Kororo Street, La Roche Place, Lake Road, Mahuta Grove, Martin Crescent, Matanui Street, McBreen Avenue, Nutsey Avenue, Ocean View Road, Onewa Road, Paruru Avenue, Puawai Place, Pupuke Road, Raleigh Road, Raymond Terrace, Sampson Lane, Seaview Avenue, St Peters Street, Sylvan Avenue, Toi Toi Place, Valley Road, and Woodside Avenue, Northcote; Belle Vue Avenue, Bruce Street, Church Street, Faulkner Road, Onewa Road, Queen Street, Richmond Avenue, Rodney Road, Waimana Avenue, and Wilding Avenue, Northcote Point]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.163	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Centre Zone in Northcote and Northcote Point. Refer to Appendix 2 Map 054 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Onewa Road, and Akoranga Drive Northcote; and Queen Street, Northcote Point]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.164	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Belmont, Bayswater, Hauraki, Narrow Neck, and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Belmont, Hauraki, Narrow Neck, and Devonport. Refer to Appendix 2, Map 055 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Beresford Street, Birkley Road, Norwood Road, and Sandy Bay Road, Bayswater; Evan Street, Eversleigh Road, Keys Street, Seacliffe Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Aramoana Avenue, Arawa Avenue, Ariho Terrace, Bath Street, Beaconsfield Street, Bulwer Street, Cambria Road, Cowper Street, Derby Street, Empire Road, Grahame Street, Grove Road, Kawerau Avenue, Lytton Street, Matai Road, Merwood Lane, Moata Place, Ngataringa Road, Oxford Terrace, Plymouth Crescent, Rata Road, Sinclair Street, Tainui Road, Vauxhall Road, Wairoa Road, and Wesley Street, Devonport; St Leonards Road, Hauraki; Ascot Avenue, Bath Street, Grove Road, Hamana Street, Morrison Avenue, North Avenue, Old Lake Road, Seacliffe Avenue, Turnbull Road, Vauxhall Road, and Wairoa Road Narrow Neck] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bayswater Avenue, Cassino Street, David Street, Diomede Street, Egremont Street, Moana Avenue, Philomel Crescent, and Roberts Avenue, Bayswater; Alamein Avenue, Bardia Street, Bayswater Avenue, Bellcroft Place, Coronation Street, Corrella Road, Egremont Street, Lake Road, Maleme Avenue, Merani Street, Moa Street, Moana Avenue, Montgomery Avenue, Opua Street, Preston Avenue, Roberts Avenue, Seacliffe Avenue, Tui Street, Westwell Road, Williamson Avenue, and Winscombe Street, Belmont; Abbotsford Terrace, Albert Road, Allenby Avenue, Ariho Terrace, Bulwer Street, Cowper Street, Derby Street, Empire Road, Everest Street, Lake Road, Maleme Avenue, Mozeley Avenue, Owens Road, Regent Street, and Victoria Road, Devonport; Bayview Road, Birchfield Road, Fentham Road, Francis Street, Hororata Road, Jutland Road, Lake Road, Norman Road, Northboro Road, Northumberland Avenue, Onepoto Road, and Stone Street, Hauraki; Fraser Road, Lake Road, and Old Lake Road, Narrow Neck]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.165	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Hauraki, Belmont, and Devonport. Refer to Appendix 2 Map 055 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moana Avenue, School Road, Corrella Road, Lake Road, Egremont Street, Bayswater Avenue, and Williamson Avenue, Belmont; Regent Street, and Lake Road, Devonport; and Lake Road, Hauraki]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.166	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Massey. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey. Refer to Appendix 2, Map 058 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Anich Road,Birdwood Road, Chorley Avenue, Crompton Road, Hartley Terrace, Kasia Close, Rehia Road, Triangle Road, and Vina Place, Massey; Barrel Crescent, Birdwood Road, Crows Road, Kate Duncan Drive, Kauri Gum Rise, Lumber Rise, and William Calvert Drive, Swanson] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aditi Close, Alloway Street, Baumea Rise, Beauchamp Drive, Bonny Crescent, Breenagh Place, Broadfield Street, Carillon Place, Cherry Tree Place, Cloghan Close, Cyclarama Crescent, Don Buck Road, Frosses Place, Garton Drive, Glenfinn Place, Helleur Road, Impatiens Lane, Kautawa Lane, Keiha Crescent, Kemp Road, Killygordon Place, Lanham Lane, Lawson Creek Street, Makora Road, Mata Road, McClintock Road, McWhirters Farm Lane, Merv Clarke Lane, Morus Road, Paina Crescent, Puhikawa Street, Red Hills Road, Reverie Place, Richfield Crescent, Royal Road, Rush Creek Drive, Tellin Close, Triangle Road, Vadam Road, and Westgate Drive, Massey]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.167	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 058. [inferred: proposes to rezone some or all of the properties in these streets from r5esidential - Single House Zone to Residential - Mixed Housing Urban Zone, includes:Birdwood Road, and Yelash Road, Massey]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.168	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Massey, Royal Heights, Te Atatu Peninsula and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Massey, Te Atatu Peninsula and Henderson . Refer to Appendix 2, Map 059 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Daytona Road, Preston Avenue Henderson Colwill Road, Darcy Place, Hartley Terrace, and Lowtherhurst Road, Massey; Celsmere Lane, Hughes Terrace, Kotuku Street, Matipo Road, Taioma Crescent, and Waione Avenue, Te Atatu Peninsula]. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Preston Avenue, and Triangle Road, Henderson; Ambar Ridge Avenue, Doone Place, Exotic Place, Halloran Place, Hartley Terrace, Huruhuru Road, Keegan Drive, Kopi Place, Lowtherhurst Road, Manutewhau Road, Taitapu Street, Triangle Road, and Waimumu Road, Massey; Beach Road, Beaufield Lane, Brennan Avenue, Bridgens Avenue, Brookfield Road, Durham Street, Enderby Drive, Gane Lane, Glenhaven Place, Gloria Avenue, Gwendoline Avenue, Helga Crescent, Hughes Terrace, Kaumatua Place, Kervil Avenue, London Street, Matipo Road, Montmere Avenue, Moor Avenue, Neil Avenue, Onemana Way, Peachgrove Road, Piriti Drive, River Road, Roby Street, Springbank Lane, Stokes Avenue, Taikata Road, Te Atatu Road, Thomas Avenue, Waimanu Bay Drive, Waione Avenue, Waipani Road, Ward Crescent, and Wharf Road, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.169	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Te Atatu Peninsula and Henderson. Refer to Appendix 2 Map 059 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Henderson; Gunner Drive, Te Atatu Road, Neil Avenue, Old Te Atatu Road, Hereford Street, and Gloria Avenue, Te Atatu Peninsula]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.170	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Te Atatu Peninsula. Refer to Appendix 2 Map 060 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Kawai Rise, Waikura Drive, and Waimanu Bay Drive, Te Atatu Peninsula]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.171	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay. Refer to Appendix 2, Map 061 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes :Annan Street, Argyle Street, Bella Vista Road, Clifton Road, Cremorne Street, Galatea Terrace, Herne Bay Road, Jervois Road, Marine Parade, Masons Avenue, River Terrace, Upton Street, Wairangi Street, and Wolseley Avenue, Herne Bay] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albany Road, Argyle Street, Bayfield Road, Buller Street, Clifton Road, Cox Street, Cremorne Street, Hamilton Road, Hector Street, Herne Bay Road, Jervois Road, Kelmarna Avenue, Lawrence Street, Marine Parade, Masons Avenue, Salisbury Street, Saratoga Avenue, Sarsfield Street, Sentinel Road, Stack Street, Wairangi Street, Wallace Street, West End Road, and Wharf Road, Herne Bay; Hukanui Crescent, Trinity Street, and Wanganui Avenue, Ponsonby; Rawene Avenue, Westmere]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.172	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Jervois Road, Herne Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.173	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of Herne Bay. Refer to Appendix 2 Map 061 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Cremorne Street, Stack Street, Argyle Street, River Terrace, Clifton Road, and Wairangi Street, Herne Bay] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Jervois Road, Sentinel Road, Wanganui Avenue, Wallace Street, Albany Road, Clifton Road, Lawrence Street, Sarsfield Street, Buller Street, Kelmarna Avenue, Salisbury Street, and Trinity Street, Herne Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.174	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Herne Bay, Ponsonby, St Marys Bay, Freemans Bay, and parts of Northcote Point and Stanley Point. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay and St Marys Bay. Refer to Appendix 2, Map 062 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Alma Street, Princes Street, and Queen Street, Northcote Point; Stanley Point Road, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: College Hill, Costley Street, Elizabeth Street, England Street, Georgina Street, Ireland Street, Margaret Street, Pember Reeves Street, Renall Street, Russell Street, Ryle Street, Spring Street, and Wood Street, Freemans Bay; Amiria Street, Curran Street, Hamilton Road, Masefield Avenue, and Sarsfield Street, Herne Bay; Amiria Street, Ardmore Road, Caroline Street, Clarence Street, College Hill, Cowan Street, Dedwood Terrace, Dublin Street, Dunedin Street, Emmett Street, Green Street, Hackett Street, Islington Street, John Street, London Street, Melford Street, New Street, O'Neill Street, Percival Parade, Pompallier Terrace, Ponsonby Terrace, Prosford Street, Provost Street, Redmond Street, Ring Terrace, Scott Street, Sheehan Street, Shelly Beach Road, St Marys Road, Swift Avenue, Trinity Street, Tweed Street, Vermont Street, Vine Street, and Wanganui Avenue, Ponsonby]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.175	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for various business zones in parts of Herne Bay,St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.176	Kāinga Ora	Insert Height Variation Controls of 37m and 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Herne Bay, St Marys Bay, Ponsonby and Freemans Bay. Refer to Appendix 2 Map 062 of the submission. [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Hamilton Road, Sarsfield Street, Jervois Road, Sentinel Road, Masefield Avenue, Albany Road, Lawrence Street, Curran Street, and Amiria Street, Herne Bay; Shelly Beach Road, Islington Street, St Marys Road, Hackett Street, Westwood Terrace, Clarence Street, Ardmore Road, John Street, Wanganui Avenue, Swift Avenue, Percival Parade, Ring Terrace, Vine Street, O'Neill Street, Trinity Street, Emmett Street, Cowan Street, Provost Street, Cameron Street, Ponsonby Terrace, Scott Street, Tweed Street, Amiria Street, Pompallier Terrace, Prosford Street, and Vermont Street, Ponsonby] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Victoria Street West, and Beaumont Street, Auckland Central; Ireland Street, College Hill, Cascade Street, The Boardwalk, Ryle Street, Brickfield Way, Russell Street, Fisher-Point Drive, Beaumont Street, Elizabeth Street, Telpher Street, Wilkins Street, England Street, Wood Street, Napier Street, Georgina Street, Spring Street, Arthur Street, Margaret Street, Ponsonby Road, Franklin Road, Middle Street, Weld Street, Renall Street, Pember Reeves Street, Costley Street, and Scotland Street, Freemans Bay; Jervois Road, and Curran Street, Herne Bay; London Street, Vine Street, St Marys Road, Prosford Street, Seymour Street, New Street, Hargreaves Street, Swift Avenue, Dunedin Street, Redmond Street, Yarborough Street, Hackett Street, Cameron Street, Melford Street, Ponsonby Road, Harbour Street, Cowan Street, Blake Street, Ring Terrace, College Hill, Waitemata Street, Shelly Beach Road, St Francis De Sales Street, Sheehan Street, Dublin Street, Caroline Street, Green Street, Provost Street, Pompallier Terrace, Clarence Street, Ponsonby Terrace, Dedwood Terrace, Amiria Street, Selby Square, Westwood Terrace, and Bayard Street, Ponsonby]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.177	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Stanley Point and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Devonport. Refer to Appendix 2, Map 063 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abbotsford Terrace, Albert Road, Beaconsfield Street, Cheltenham Road, Eton Avenue, Jubilee Avenue, King Edward Parade, Lytton Street, Macky Avenue, Oxford Terrace, Tainui Road, Takarunga Road, and Tui Street, Devonport; Calliope Road, First Avenue, Glen Road, Russell Street, Rutland Road, Second Avenue, Stanley Point Road, Summer Street, Waterview Road, and William Bond Street, Stanley Point] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Abbotsford Terrace, Albert Road, Anne Street, Bartley Terrace, Buchanan Street, Burgess Road, Calliope Road, Cambridge Terrace, Church Street, Clarence Street, Cowper Street, Cracroft Street, Domain Street, Duders Avenue, Ewen Alison Avenue, Flagstaff Terrace, Garden Terrace, Hastings Parade, High Street, Huia Street, Kapai Road, Kerr Street, King Edward Parade, Lake Road, Mays Street, Mozeley Avenue, Owens Road, Patuone Avenue, Queens Parade, Rattray Street, Roslyn Terrace, Shoal Bay Road, Spring Street, St Aubyn Street, St Leonards Road, Tudor Street, Vauxhall Road, and Victoria Road, Devonport; Calliope Road, Cautley Street, Kiwi Road, Roslyn Terrace, Rutland Road, Waterview Road, and William Bond Street, Stanley Point]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.178	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in parts of Devonport, Mechanics Bay, and Parnell. Refer to Appendix 2 Map 063 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: King Edward Parade, Victoria Road, Church Street, Vauxhall Road, and Calliope Road, Devonport; Calliope Road, Kiwi Road, William Bond Street, Cautley Street, and Queens Parade, Stanley Point] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, and Faraday Street Parnell]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.179	Kāinga Ora	Insert a Height Variation Controls of 43m for Residential - Terrace Housing and Apartment Buildings Zone in parts of Mechanics Bay and Parnell. Refer to Appendix 2 Map 063 of the submission. Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Gladstone Road, Augustus Terrace, Cleveland Road, The Strand, Balfour Road, Kenwyn Street, Shipwright Lane, St Georges Bay Road, Watt Street, Faraday Street Parnell]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.180	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay and Devonport. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mission Bay. Refer to Appendix 2, Map 064 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Macky Avenue, and Jubilee Avenue, Devonport] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Holgate Road, and Kohimarama Road, Kohimarama; Atkin Avenue, Marau Crescent, Ronaki Road, Selwyn Avenue, and Tamaki Drive, Mission Bay]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.181	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in parts of Mission Bay. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Atkin Avenue, Tamaki Drive, and Marau Crescent, Mission Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.182	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in parts of Ōrākei. Refer to Appendix 2 Map 064 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.183	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in St Heliers. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of St Heliers. Refer to Appendix 2 Map 065 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Peacock Street, Riddell Road, and Waitara Road,Glendowie; Glover Road, Rarangi Road, Riddell Road, Springcombe Road, The Rise, and Waimarie Street, St Heliers] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Clarendon Road, Cliff Road, Rarangi Road, and Vale Road, St Heliers]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.184	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson. Refer to Appendix 2 Map 066 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Parklands Avenue, and Swanson Road, Swanson]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.185	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Swanson, Ranui, Massey, and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Swanson, Ranui, and Henderson. Refer to Appendix 2, Map 067 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Brookwood Drive, Chardonnay Rise, Gendo Avenue, and Semillon Avenue, Henderson; Don Buck Road, Helena Street, Madeira Lane, and Tiriwa Drive, Massey; Arodella Crescent, Karepo Crescent, Pooks Road, Swanson Road, Urlich Drive, View Ridge Drive, and Waitemata Drive, Ranui; Birdwood Road, Burton's Drive, Candia Road, Crows Road, Joseph Kokich Avenue, Kate Duncan Drive, Korihi Drive, Lumber Rise, O'Neills Road, Patrick Rice Drive, Saw Lane, Tupu Place, and Waimoko Glen, Swanson] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chardonnay Rise, Checkerberry Court, Cognac Place, Edwards Avenue, Espalier Drive, Freestone Place, Gala Place, Graven Court, Harvest Drive, Hillwell Drive, Lantern Court, Mawney Road, Millstone Lane, Pinedale Place, Pippen Court, Rathgar Road, Semillon Avenue, Shiraz Place, Summerland Drive, Swanson Road, Universal Drive, and Waterstone Way, Henderson; Babich Road, and Simpson Road, Henderson; Valley Afton Place, Airdrie Road, Ali Place, Armada Drive, Arodella Crescent, Babich Road North, Bahari Drive, Cameron Place, Charlenne Close, Childers Road, Cirrus Way, Cumulus Way, Dhaka Lane, Edwin Freeman Place, Elisa Lane, Elvira Place, Eric Gifford Drive, Frostbite Place, Gerda Place, Greenberry Drive, Hamblyn Place, Hetherington Road, Ireland Place, Irongate Avenue, Jeffery Reeve Crescent, Kinvig Place, Luanda Drive, Lumino Lane, Macrocarpa Place, Marinich Drive, Maru Place, Matuka Lane, Mayer Place, Metcalfe Road, Mili Way, Mili Way South, Muriel Place, Platinum Rise, Pooks Road, Rakich Place, Riserra Drive, Sachel Place, Sauvignon Avenue, Shibata Rise, Simpson Road, Starling Place, Sun Place, Swanson Road, Syrah Crescent, Urban Grove, Urlich Drive, View Ridge Drive, Vino Cina Heights, and Waitemata Drive, Ranui]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.186	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in Ranui and Swanson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Swanson Road, Swanson; and Pooks Road, Ranui]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS85	Raynor McMahon	Oppose	873.187	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for parts of the Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson. Refer to Appendix 2 Map 067 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Frank Evans Place, Swanson Road, Splendour Close, Rathgar Road, Welcome Place, Maurice Borich Place, and Tango Place Henderson] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Espalier Drive, Albizia Avenue, Ti Nana Crescent, Butia Avenue, Peachstone Lane, Pinedale Place, Lesa Annis Place, Rathgar Road, Applebox Lane, Sturges Road, Mulvaney Crescent, Swanson Road, Geordie Street, Fitzwater Place, Harvest Drive, Statesman Street, Vintage Drive, Edwards Avenue, Neta Grove, Spring Grove, Septimus Place, Vitex Lane, Lockington Avenue, Gala Place, Maurice Borich Place, and Frank Evans Place Henderson] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Swanson Road, Septimus Place, Rathgar Road, Ti Nana Crescent, Sturges Road, Lesa Annis Place, Statesman Street, Vintage Drive, Neta Grove, Spring Grove, Geordie Street, and Papatahi Place Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.188	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Te Atatu South and Te Atatu Peninsula. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson and Te Atatu South. Refer to Appendix 2, Map 068 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Flanshaw Road, Marewa Street, and Thomas Rea Place, Te Atatu South] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apple Lane, Buscomb Avenue, Chilcott Road, Daytona Road, Edmonton Road, Edwards Avenue, Epping Road, Fairdene Avenue, Kingdale Road, Kona Crescent, Lincoln Road, Penders Place, Pinedale Place, Poinsettia Place, Pomaria Road, Preston Avenue, Tudor Road, Universal Drive, and Woodford Avenue, Henderson; Alma Street, Amberley Avenue, Annette Avenue, Bodi Place, Bordeaux Parade, Bosnyak Drive, Bridge Avenue, Castaing Crescent, Central Park Drive, Cole Place, Covil Avenue, Divich Avenue, Edmonton Road, Fairlea Road, Flanshaw Road, Grainger Road, Griffiths Place, Harding Avenue, Highlight Parade, Jaemont Avenue, Keru Place, Kirrie Avenue, Lyndhurst Road, MacKenzie Street, McLeod Road, Merchant Avenue, Meritage Lane, Merlot Way, Merville Avenue, Mickle Street, Miltonia Avenue, Norma Avenue, Orchid Place, Ozich Avenue, Porter Avenue, Rowan Terrace, Royal View Road, School Road, Sheehan Road, Strid Road, Sunrise Lane, Swan Lane, Taha Road, Te Atatu Road, Tiroroa Avenue, Vera Road, Vodanovich Road, and Wakeling Avenue, Te Atatu South]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.189	Kāinga Ora	Insert Height Variation Controls of 18m and 22m for various business zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road, Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive, Te Atatu South] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Lincoln Road, Pomaria Road, Universal Drive, and Daytona Road, Henderson]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.190	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Henderson. Refer to Appendix 2 Map 068 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rathgar Road, Kona Crescent, Normandy Place, Welcome Place, Maurice Borich Place, Edwards Avenue, and Edmonton Road Henderson; Bodi Place, Te Atatu Road, Roberts Road, Coniston Avenue, McLeod Road, Kirrie Avenue, Divich Avenue, Finlow Drive, Vodanovich Road, Essex Street, Meritage Lane, Strid Road, Coletta Lane, School Road, Glynnbrooke Street, Fayette Place, Marie Crescent, Castaing Crescent, Griffiths Place, Fowey Avenue, Bordeaux Parade, Blethyn Place, Edmonton Road, and Central Park Drive Te Atatu South] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Swanson Road, Vintage Drive, Fairdene Avenue, Epping Road, Nephrite Lane, Edwards Avenue, Woodford Avenue, Lincoln Road, Ti Nana Crescent, Pinedale Place, Chilcott Road, Stephen Avenue, Rathgar Road, Penders Place, Kona Crescent, Norval Road, Spring Grove, McLeod Road, Lesa Annis Place, Papatahi Place, Buscomb Avenue, and Khaleel Place, Henderson; Miltonia Avenue, Te Atatu Road, Castaing Crescent, Orchid Place, Edmonton Road, Meritage Lane, Kirrie Avenue, Central Park Drive, Swan Lane, McLeod Road, Bordeaux Parade, Divich Avenue, Strid Road, Alma Street, Vodanovich Road, Fayette Place, Bodi Place, Griffiths Place, Sheehan Road, Merlot Way, Fowey Avenue, Ozich Avenue, and Roberts Road, Te Atatu South] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: [Swanson Road, Buscomb Avenue, Septimus Place, Sturges Road, McLeod Road, Blacklock Avenue, Jubaea Place, Winery Way, Miriam Corban Heights, Millstream Drive, Edmonton Road, Te Kanawa Crescent, Lincoln Road, Abel Tasman Avenue, Norval Road, Adriatic Avenue, Ti Nana Crescent, Matuhi Rise, Chilcott Road, Takapu Street, Sel Peacock Drive, Ciprian Place, Crockett Lane, Hiseman Lane, Penders Place, Pinedale Place, Vintage Drive, Hoya Court, Woodford Avenue, Rosebay Rise, Rathgar Road, Neta Grove, Papatahi Place, Sophie Lane, Spring Grove, Mt Lebanon Lane, Claude Brookes Drive, Great North Road, Lesa Annis Place, Fairdene Avenue, Humphrey Kemp Avenue, and Epping Road, Henderson; Miltonia Avenue, Duncan Avenue, Central Park Drive, Swan Lane, Edmonton Road, Sheehan Road, Te Atatu Road, McLeod Road, Kirrie Avenue, Alma Street, Orchid Place, Te Atatu South]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.191	Kāinga Ora	Apartment Buildings Zone in Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waterview, Point Chevalier, Westmere, Mount Albert, Morningside, Grey Lynn, and Ponsonby. Refer to Appendix 2, Map 070 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Old Mill Road, and West View Road, Grey Lynn; Wharf Road, Herne Bay; West View Road, Westmere] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Allen Road, Baildon Road, Browning Street, Bullock Track, Castle Street, Cockburn Street, Dryden Street, Edwards Road, Farrar Street, Firth Road, Fisherton Street, Francis Street, Gilbert Avenue, Great North Road, Hakanoa Street, Ivanhoe Road, Jessel Street, Livingstone Street, Old Mill Road, Richmond Road, Sackville Street, Sefton Avenue, Selbourne Street, Sherwood Avenue, Shirley Road, Stanmore Road, Surrey Crescent, Tay Street, Tuarangi Road, Tutanekai Street, Warnock Street, Webber Street, Wellpark Avenue, Westmoreland Street East, Westmoreland Street West, Wexford Road, and Wilton Street, Grey Lynn; West End Road, Herne Bay; Fourth Avenue, School Road, and Western Springs Road, Kingsland; Burnside Avenue, Carrington Road, Chatham Avenue, Fontenoy Street, Linwood Avenue, Malvern Road, Martin Avenue, Norgrove Avenue, Novar Place, Parkdale Road, Parr Road South, Rawalpindi Street, Rossgrove Terrace, Segar Avenue, St Lukes Road, Sutherland Road, Tasman Avenue, and Verona Avenue, Mount Albert; Alberta Street, Bangor Street, Berridge Avenue, Boscawen Street, Bungalow Avenue, Buxton Street, De Luen Street, Dignan Street, Edith Street, Formby Avenue, Great North Road, Harbour View Road, Huia Road, Humariri Street, Joan Street, Johnstone Street, Kanuka Street, Kettle Street, Kiwi Road, Lynch Street, Manor Place, Meola Road, Miller Street, Moa Road, Montrose Street, Moray Place, Neville Street, Newell Street, Oliver Street, Pasadena Avenue, Pelham Avenue, Point Chevalier Road, Premier Avenue, Rama Road, Raymond Street, Riro Street, Seacombe Road, Smale Street, St Michaels Avenue, Studholme Street, Target Street, Te Ra Road, Tui Street, Wainui Avenue, Wakatipu Street, Walford Road, Walker Road, Walmer Road, and Wright Road, Point Chevalier; Hukanui Crescent, Moira Street, Mokau Street, Parawai Crescent, Richmond Road, and Tawariki Street, Ponsonby; New North Road, Parkhill Road, Rocky Nook Avenue, and Wolseley Street, St Lukes; Arlington Street, Aua Lane, Daventry Street, Herdman Street, Oakley Avenue, and Waterbank Crescent, Waterview; Bannerman Road, Cardigan Street, Derwent Street, Don Croot Street, Duncan MacLean Link, Finch Street, Levonia Street, Mountain View Road, Myrtle Street, Springfield Road, Warwick Street, and Western Springs Road, Western Springs; Dorset Street, Faulder Avenue, Fife Street, Garnet Road, Hope Street, Kingsley Street, Kotare Avenue, Larchwood Avenue, Lemington Road, Maxwell Avenue, Meola Road, Motions Road, Notley Street, Nottingham Street, Oban	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.192	Kāinga Ora	Insert Height Variation Controls of 18m, 22m, 29m and 37m for various business zones in parts of Waterview, Point Chevalier, Westmere, Morningside, and Grey Lynn. Refer to Appendix 2, Map 070 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Wharf Road Herne Bay; Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Richmond Road, Sackville Street, Surrey Crescent, and Great North Road, Grey Lynn; Carrington Road, Mount Albert; Point Chevalier Road, Great North Road, Premier Avenue, Raymond Street, Huia Road, Moa Road and Tui Street, Point Chevalier; New North Road, St Lukes; Great North Road, and Daventry Street, Waterview; West End Road, Garnet Road, and Oban Road, Westmere] [Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.193	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Western Springs. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Premier Avenue, Point Chevalier]	Height	Height response - other zones
FS85	Raynor McMahon	Oppose	873.194	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Westmere, Western Springs and Morningside. Refer to Appendix 2 Map 070 of the submission. Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: [Wharf Road Herne Bay, Parawai Crescent, Hukanui Crescent, Tawariki Street, and Richmond Road, Ponsonby; Cardigan Street, Warwick Street, Myrtle Street, and Rhyde Street, Western Springs] Inferred: proposes height variation control requests of 29 metres for some or all properties in these streets, including: [Western Springs Road, School Road, Leslie Avenue, New North Road, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Great North Road, Browning Street, Richmond Road, Surrey Crescent, Allen Road, Hakanoa Street, Rona Avenue, Herringson Avenue, Sackville Street, Shirley Road, Tutanekai Street, Tuarangi Road, Ivanhoe Road, Westmoreland Street West, Fisherton Street, Castle Street, Cockburn Street, Tay Street, Westmoreland Street East, Baildon Road, Selbourne Street, Edwards Road, Farrar Street, Allen Lane, Wilton Street, Jessel Street, Dryden Street, Barrington Road, Firth Road, Sefton Avenue, and Stanmore Road, Grey Lynn; Albany Road, Kelmarna Avenue, Herne Bay, Moira Street, Ardmore Road, John Street, Trinity Street, Tawariki Street, Parawai Crescent, Richmond Road, Mokau Street, Hukanui Crescent, Vermont Street, Pompallier Terrace Ponsonby, Levonia Street, and Finch Street, Western Springs]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Grey Lynn, Ponsonby, Freemans Bay, Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Street, Bright Street, Copeland Street, Devon Street, Evelyn Street, Haslett Street, Suffolk Street, Takau Street, and Virginia Avenue West, Eden Terrace; Albury Avenue, Almorah Place, Almorah Road, Castle Drive, Gilgit Road, Gillies Avenue, Glenfell Place, Maungawhau Road, Mountain Road, Omana Avenue, Rockwood Place, Savannah Street, Seccombes Road, and Withiel Drive, Epsom; Anglesea Street, Barrie Street, Beresford Street West, Collingwood Street, Elizabeth Street, England Street, Franklin Road, Georgina Street, Gunson Street, Heke Street, Hepburn Street, Hopetoun Street, Paget Street, Picton Street, Ponsonby Road, Ryle Street, Smith Street, Tahuna Street, Wellington Street, Winn Road, and Wood Street, Freemans Bay; Carlton Gore Road, and Seafield View Road, Grafton; Allen Road, Ariki Street, Arnold Street, Baildon Road, Beaconsfield Street, Bond Street, Brisbane Street, Chamberlain Street, Cockburn Street, Coleridge Street, Commercial Road, Cooper Street, Crummer Road, Dean Street, Dickens Street, Dryden Street, Elgin Street, Farrar Street, Grosvenor Street, Harcourt Street, Home Street, Jessel Street, Julian Street, Keppell Street, King Street, Kirk Street, Leighton Street, MacKelvie Street, Millais Street, Monmouth Street, Murdoch Road, Niger Street, Northland Street, Partridge Street, Potatau Street, Prime Road, Rose Road, Scanlan Street, Schofield Street, Seddon Street, Selbourne Street, Sussex Street, Turakina Street, Waima Street, Wallingford Street, and Williamson Avenue, Grey Lynn; Aitken Terrace, Alexander Street, Altham Avenue, Buchanan Street, Central Road, Cricket Avenue, First Avenue, Fourth Avenue, Hesketh Street, King Street, Kingsland Avenue, Kowhai Street, Marlborough Street, Mostyn Street, New Bond Street, New North Road, Onslow Road, Reimers Avenue, Richbourne Street, Rossmay Terrace, Royal Terrace, Sandringham Road, School Road, Second Avenue, Shaw Street, Tawari Street, Third Avenue, Walters Road Kingsland Akiraho Street, Alderley Road, Bellevue Road, Bellwood Avenue, Bourne Street, Brentwood Avenue, Carrick Place, Charlton Avenue, Clive Road, Coles Avenue, Cromwell Street, Dominion Road, Edenvale Crescent, Edenvale Park Road, Esplanade Road, George Street, Graysons Lane, Hillside Crescent North, Hillside Crescent South, Horoeka Avenue, Horopito Street, Kamahi Street, Kawaka Street, Kelly Street, Leamington Road, Lisnoe Avenue, Lovelock Avenue, Marlborough Street, Mount Eden Road, Onslow Road, Percy Street, Puka Street, Punga Street, Raleigh Street, Sherbourne Road, Sydenham Road, Sylvan Avenue East, Sylvan Avenue West, Tongariro Street, Valley Road, View Road, Walters Road, Wrights Spur, and Wynyard Road, Mount Eden; Carlton Gore Road, Claremont Street, Glasgow Terrace, Huntly Avenue, Park Road, and Parkfield		Larger
FS85	Raynor McMahon	Oppose	873.195	Kāinga Ora	Terrace, Newmarket; Brown Street, Clarence Street, Douglas Street, Fitzroy Street, John Street, Kent Street, Lincoln Street, Mira	Urban Environment	rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Terrace, Newton, Kingsland, Mount Eden, Grafton, and Newmarket. Refer to Appendix 2, Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Altham Avenue, Rossmay Terrace, Collins Street, McDonald Street, and Ethel Street, Kingsland] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.196	Kāinga Ora	Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Eden Terrace, Kingsland, Mount Eden, Grafton, Epsom, and Newmarket. Refer to Appendix 2 Map 071 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: New North Road, Western Springs Road, Reimers Avenue, School Road, Second Avenue, Rossmay Terrace, Shaw Street, Kingsland Avenue, Sandringham Road, First Avenue, Fourth Avenue, Third Avenue, Altham Avenue, Leslie Avenue, Ethel Street, Kowhai Street, McDonald Street, Marlborough Street, Cricket Avenue, and Royal Terrace, Kingsland; Morningside Drive, Morningside; Raleigh Street, Mount Eden; Morningside Drive, Gordon Road, New North Road, and Taylors Road, St Lukes; Western Springs Road, and Don Croot Street, Western Springs] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Haultain Street, Eden Terrace; Savannah Street, Glenfell Place, and Mountain Road, Epsom; Great North Road, Browning Street, Surrey Crescent, Allen Road, Crummer Road, Selbourne Street, Schofield Street, Rona Avenue, Herringson Avenue, Sackville Street, Chamberlain Street, Shirley Road, Tutanekai Street, Coleridge Street, Elgin Street, Commercial Road, Baildon Road, Tuarangi Road, Williamson Avenue, Farrar Street, Ivanhoe Road, Harcourt Street, Hakanoa Street, Westmoreland Street West, Prime Road, Dryden Street, Jessel Street, Cockburn Street, Tay Street, Westmoreland Street East, Richmond Road, Firth Road, Northland Street, Arnold Street, Edwards Road, Cooper Street, Allen Lane, Wallingford Street, Seddon Street, Barrington Road, Grosvenor Street, and Sefton Avenue, Grey Lynn; Jervois Road and Albany Road, Herne Bay; Kingsland Terrace, Tawari Street, Second Avenue, Onslow Road, New North Road, Central Road, Third Avenue, Kowhai Street, Walters Road, School Road, Kingsland Avenue, New Bond Street, Sandringham Road, King Street, Fourth Avenue, Aitken Terrace, Marlborough Street, Akepiro Street, First Avenue, Bond Street, Hesketh Street, Cricket Avenue, and Charles Street, Kingsland; Alderley Road, Esplanade Road, Lovelock Avenue, George Street, View Road, Edenvale Park Road, Edwin Street, Edenvale Crescent, Dominion Road, Mount Eden Road, Charles Street, Horoeka Avenue, Mary Street, Bellevue Road, Wynyard Road, Kamahi Street, Cromwell Street, Kawaka Street, Valley Road, Graysons Lane, Leamington Road, Sherbourne Road, Brentwood Avenue, Punga Street, Normanby Road, Sylvan Avenue East, Lisnoe Avenue, Hillside Crescent South, Carrick Place, Sylvan Avenue West, Onslow Road, Percy Street, Sydenham Road, Akiraho Street, Hillside Crescent North, Kelly Street, Lauder Road, Horopito Street, Walters Road, Puka Street, Tawari Street, Bellwood Avenue, Wrights Spur, and Clive Road, Mount Eden; Moira Street, Islington Street, Ardmore Road, John Street, Wanganui Avenue, Lincoln Street, Vermont Street, Richmond Road, Norfolk Street, Stuart Street, Tawariki Street, Clarence Street, Summer Street, O'Neill Street, Trinity Street, Cowan Street, Ponsonby Terrace, Scott Street, Douglas Street, Mokau Street, and Pompallier Terrace, Ponsonby; Finch Street Western Springs]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.197	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Symonds Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.198	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Newmarket, Parnell, Remuera and Ōrākei. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Newmarket, Parnell, Remuera and Ōrākei. Refer to Appendix 2, Map 072 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Arney Crescent, Arney Road, Bell Road, Darwin Lane, Hiriri Avenue, Lucerne Road, Mahoe Avenue, Seaview Road, and Upland Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gillies Avenue, Epsom; Awarua Crescent, Huriaro Place, Ngaiwi Street, Ngapipi Road, Paritai Drive, Rewiti Street, Sudeley Street, and Tuhaere Street, Ōrākei; Alberon Place, Alberon Street, Aorere Street, Avon Street, Awatea Road, Ayr Street, Bath Street, Bradford Street, Brighton Road, Burrows Avenue, Canterbury Place, Cathedral Place, Churton Street, Cleveland Road, Corunna Avenue, Cracroft Street, Crescent Road, Earle Street, Elam Street, Falcon Street, Freemont Street, Garfield Street, Gibraltar Crescent, Gladstone Road, Glanville Terrace, Heather Street, Judge Street, Laurie Avenue, Lee Street, Lichfield Road, Logan Terrace, Papahia Street, Parnell Road, Ruskin Street, Scarborough Terrace, St Stephens Avenue, Staffa Street, Stanwell Street, Stratford Street, Takutai Street, Tohunga Crescent, Waitoa Street, and Windsor Street, Parnell; Aldred Road, Ara Street, Arney Crescent, Arney Road, Bassett Road, Beatrice Road, Bell Road, Benson Road, Brookland Place, Buttle Street, Chatfield Place, Combes Road, Crocus Place, Dell Avenue, Dunholme Road, Eastbourne Road, Glenbrook Street, Hapua Street, Hiriri Avenue, Homai Street, Ingram Road, Kitirawa Road, Komaru Street, Leys Crescent, Lingarth Street, Mahoe Avenue, Manawa Road, Ōrākei Road, Portland Road, Raumati Road, Remuera Road, Ridings Road, Ross Street, Seaview Road, Shera Road, Shore Road, Sonia Avenue, Spencer Street, Swinton Close, Te Kowhai Place, The Glen, Tiki Street, Upland Road, Victoria Avenue, Waiata Avenue, Waimea Lane, Walton Street, Warrington Road, Westbourne Road, and Westbury Crescent, Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 072 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Ōrākei Road, Victoria Avenue, and Walton Street, Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview Road, Buttle Street, and Beatrice Road, Remuera.]		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.199	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Remuera and Ōrākei . Refer to Appendix 2 Map 072 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei; Hapua Street, Seaview Road, Bell Road, Arney Road, Arney Crescent, Wiles Avenue, Shore Road, Crocus Place, Bassett Road, Woodville Road, Shera Road, and The Glen, Remuera.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Te Kowhai Place, Victoria Avenue, Waiata Avenue, Remuera Road, Portland Road, Garden Road, and Chatfield Place, Remuera.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Tuhaere Street, and Paritai Drive, Ōrākei, Brighton Road, Cathedral Place, Awatea Road, Logan Terrace, Crescent Road, Elam Street, St Stephens Avenue, Tohunga Crescent, Takutai Street, Burrows Avenue, Corunna Avenue, Laurie Avenue, Freemont Street, Lichfield Road, Lee Street, Papahia Street, Waitoa Street, and Glanville Terrace Parnell; Swinton Close, Seaview Road, Shore Road, Ridings Road, Remuera Road, Arney Road, Bassett Road, Hapua Street, Bell Road, The Glen, Crocus Place, Glen Esk Place, Buttle Street, Dunholme Road, and Arney Crescent, Remuera. [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gillies Avenue, Alpers Avenue, Seccombes Road, Owens Road, Almorah Place, Manukau Road, and Silver Road, Epsom; Maungawhau Road, Parnell Road, George Street, Remuera Road, Edgerley Avenue, Laxon Terrace, Seccombes Road, Sarawia Street, Carlton Gore Road, Cowie Street, Alma Street, Morgan Street, Clayton Street, Youngs Lane, Railway Street, Clovernook Road, Broadway, and Davis Crescent, Newmarket; Bradford Street, Parnell Road, Farnham Street, Cleveland Road, Aorere Street, Augustus Terrace, Heather Street, Maunsell Road, Bridgewater Road, Cathedral Place, Gladstone Road, Balfour Road, St Georges Bay Road, Crescent Road, Ruskin Street, Fox Street, Judge Street, Cheshire Street, Stanwell Street, Birdwood Crescent, Brighton Road, York Street, Gibraltar Crescent, Ayr Street, Stanley Street, St Stephens Avenue, Alberon Street, Burrows Avenue, The Strand, Scarborough Terrace, Marston Street, Awatea Road, Avon Street, Windsor Street, Garfield Street, Claybrook Road, Laurie Avenue, Falcon Street, Canterbury Place, Earle Street, Rota Place, Stratford Street, Glanville Terrace, Taurarua Terrace, Cracroft Street, Dilworth Terrace, Kenwyn Street, Eglon Street, Nicholls Lane, Tika Street, Parnell Rise, Domain Drive, Alberon Place, Churton Street, Lichfield Road, Papahia Street, Bath Street, Judges Bay Road, Takutai Street, Staffa Street, Ngahere Terrace, Akaroa Street, Titoki Street, Corunna Avenue, Bedford Street, Scarborough Lane, Shipwright Lane, Watt Street, Carlaw Park Avenue, and Faraday Street, Parnell; Swinton Close, James Cook Crescent, Remuera Road, St Marks Road, John Stokes Terrace, Middleton Road, Maui Grove, Belmont Terrace, Ely Avenue, Lauriston Avenue, Mauranui Avenue, Bassett Road, Ada Street, MacMurray Road, Ridings Road, Furneaux Way, Great South Road, Joseph		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.200	Kāinga Ora	Banks Terrace, Wootton Road, Mamie Street, Dilworth Avenue, Robert Hall Avenue, The Glen, Arney Road, Glen Esk Place, Seaview	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.201	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Orakei, Mission Bay, Kohimarama, Meadowbank, and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ōrākei, Mission Bay, Kohimarama, and Meadowbank . Refer to Appendix 2, Map 073 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kohimarama Road, Kohimarama; Kelvin Road, and Lucerne Road, Remuera.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Apirana Avenue, Castledine Crescent, Lintaine Place, Miniver Street, Potiki Place, Shadwell Place, and West Tamaki Road, Glen Innes; Allum Street, Ashwell Street, Averill Avenue, Cheverton Place, Edison Place, Eltham Road, Kohimarama Road, Melanesia Road, Neligan Avenue, Rawhitiroa Road, Sage Road, Siota Crescent, Speight Road, Tamaki Drive, Taranaki Road, Whytehead Crescent, William Fraser Crescent Kohimarama Appleyard Crescent, Archdall Street, Beere Place, Blackett Crescent, Bonnie Brae Road, Cheeseman Place, Colonel Barton Glade, Dorchester Street, Fancourt Street, Gowing Drive, Harapaki Road, Harry Human Heights, Hobday Place, Keretene Place, Kinder Place, Lucia Glade, MacPherson Street, Meadowbank Road, Meyrick Place, Mount Carmel Place, Parsons Road, Peart View, Purewa Road, Puroto Street, Pyatt Crescent, Rutherford Terrace, St Johns Road, and Temple Street, Meadowbank; Atkin Avenue, Bongard Road, Codrington Crescent, Cullwick Road, Dudley Road, Godden Crescent, Kempthorne Crescent, Kepa Road, Marau Crescent, Nihill Crescent, Palmer Crescent, Patteson Avenue, Prebble Place, Ronaki Road, Rukutai Street, Selwyn Avenue, Tagalad Road, and Thatcher Street, Mission Bay; Awarua Crescent, Coates Avenue, Fenton Circus, Grace Street, Karori Crescent, Kepa Road, Kupe Street, Kurahaupo Street, Nehu Street, Ngaio Street, Okahu Street, Paora Street, Paritai Drive, Rautara Street, Reihana Street, Rukutai Street, Tautari Street, and Watene Crescent, Orakei; Conrad Drive, Corinth Street, Dover Place, Keith Avenue, Kelvin Road, Remuera Road, Seascape Road, and Waiatarua Road, Remuera; Aumoe Avenue, Glen Atkinson Street, Grampian Road, Hanene Street, Lammermoor Drive, Lawndale Place, Long Drive, Pahaki Street, St Heliers Bay Road, Tamaki Drive, Tarawera Terrace, and Wynsfield Garden, St Heliers; Abraham Place, Anson Place, Apirana Avenue, Caulton Street, College Road, Felton Mathew Avenue, Greenbank Drive, Ipswich Place, Kissling Place, Norman Lesser Drive, Simkin Avenue, St Heliers Bay Road, Strong Street, Truman Street, and Worley Place, St Johns.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.202	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Averill Avenue, and Tamaki Drive, Kohimarama; Dorchester Street, St Johns Road, and Meadowbank Road, Meadowbank; Marau Crescent, Atkin Avenue, Kepa Road, Tamaki Drive, and Patteson Avenue, Mission Bay; Kepa Road, Ōrākei; St Heliers Bay Road, St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.203	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Ōrākei. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Takitimu Street, Kupe Street, Kitemoana Street, and Atareta Street, Ōrākei]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.204	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glen Innes, St Heliers, Glendowie and Wai O Taiki Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2, Map 074 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Calder Place, Cranbrook Place, Peacock Street, Riddell Road, Vanessa Crescent, Vista Crescent, and West Tamaki Road, Glendowie.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bromley Place, Castledine Crescent, Elstree Avenue, Ev Perry Way, Henslowe Place, Hurstwood Place, Lanark Place, Line Road, Melling Street, Merfield Street, Miniver Street, Paddington Street, Radcliffe Street, Skippy Patuwai Lane, Sloane Street, Torrington Crescent, West Tamaki Road, and Weybridge Crescent, Glen Innes; Berwick Street, Caliban Place, Emerson Street, Esperance Road, Florida Place, Jefferson Street, Maskell Street, Modena Crescent, Mount Taylor Drive, Navarre Road, Riddell Road, Sierra Street, Taranto Place, Troy Place, Wendover Road, and West Tamaki Road, Glendowie; Ashby Avenue, Auckland Road, Bannockburn Place, Bay Road, Benbow Street, Bermuda Road, Brilliant Street, Brookfield Street, Challenger Street, Clarendon Road, Cliff Avenue, Cliff Road, Devore Street, Dingle Road, Elizabethan Garden, Fern Glen Road South, Gifford Street, Goldie Street, Hanene Street, Helen Place, Heritage Rise, Kaimata Street, Kotiri Street, Lombard Street, Long Drive, Maheke Street, Maskell Street, Maxine Place, McArthur Avenue, Odessa Crescent, Pahaki Street, Parkside Street, Paunui Street, Polygon Road, Rarangi Road, St Heliers Bay Road, Summerhill Place, Sylvia Road, Tamaki Drive, Tarawera Terrace, The Parade, Tuhimata Street, Vale Road, Walmsley Road, West Tamaki Road, Woodside Crescent, and Yattendon Road, St Heliers.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.205	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Maskell Street, Glendowie; Ashby Avenue, West Tamaki Road, and St Heliers Bay Road, St Heliers.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.206	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Bucklands Beach and Eastern Beach. Refer to Appendix 2 Map 075 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Clovelly Road, Bucklands Beach; Eastern Beach Road, Jern Place, The Esplanade, and Vivian Wilson Drive; Eastern Beach.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.207	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Western Heights and Henderson. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Western Heights and Henderson. Refer to Appendix 2, Map 076 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Andelko Place, Barnsley Place, Chardon Place, Fairford Avenue, Farwood Drive, Forest Hill Road, Henderson Valley Road, Hercules Drive, Hindmarsh Street, Holdens Road, Imperial Place, Lake Panorama Drive, Landow Place, Misty Valley Drive, Palomino Drive, Parrs Cross Road, Pine Avenue, Rhinevale Close, Rosa Place, Roy Maloney Drive, San Marino Drive West, San Valentino Drive, South Kensington Way, Tumanaka Place, Wally Nola Place, Henderson; Henderson Valley Road, and Simpson Road, Henderson Valley.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amesbury Rise, Basra Drive, Bruce McLaren Road, Burgundy Park Avenue, Chablis Place, Chadlington Avenue, Chelmsley Avenue, Chrome Place, Claret Place, Coburg Street, Dundas Place, Ennerdale Lane, Eyre Street, Farwood Drive, Fitzwater Place, Fleetwood Drive, Garelja Road, Henderson Valley Road, Hercules Drive, Highfields Terrace, Hindmarsh Street, Hinerau Street, Imperial Place, Ivy Nola Way, Midhurst Avenue, Muscat Place, Natasha Lane, Ohira Place, Palomino Drive, Rhinevale Close, Riesling Place, Roy Maloney Drive, San Bernadino Drive, San Domingo Rise, Sandhurst Rise, Semillon Avenue, Somerton Rise, Spence Road, Sturges Road, Summerland Drive, Tirohunga Drive, Tumanaka Place, Waitoro Lane, and Wally Nola Place, Henderson.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.208	Kāinga Ora	Insert Height Variation Controls of 18m, and 37m for various residential zones in parts of Western Heights and Henderson. Refer to Appendix 2 Map 076 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Henderson Valley Road, Murillo Place, Coburg Street, Lendic Avenue, Imperial Place, Fetu Oso Lane, Aporo Tawhito Lane, Waitoro Lane, Tabitha Crescent, Border Road, Garelja Road, Wally Nola Place, Forest Hill Road, Frieda Henare Lane, Spode Place, and Taranui Place, Henderson] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Vintage Drive, Sturges Road, Garelja Road, Fitzwater Place, Coburg Street, Waitoro Lane, Lesa Annis Place, Frieda Henare Lane, Henderson Valley Road, Lendic Avenue, Harvest Drive, Gala Place, and Khaleel Place, Henderson]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.209	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Henderson, Glendene, Te Atatu, Kelston and Sunnyvale. Refer to Appendix 2, Map 077 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Addison Drive, Barnfield Place, Clarion Place, Farquhar Road, Glen Marine Parade, Glendene Avenue, Harmel Road, Hepburn Road, Lanier Place, Neesons Way, Patts Avenue, Thornlow Street, Wyatt Place Glendene Maybelle Place, Nile Road, and Sabulite Road, Kelston.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Glenview Road, Great North Road, Palm Court Drive, Palmer Avenue, and Sarona Avenue, Glen Eden; Blythe Place, Butterworth Drive, Coupland Court, Darlington Place, Farquhar Road, Felgrove Street, Foyle Place, Glendene Avenue, Great North Road, Hepburn Road, Heversham Place, Hillary Heights Avenue, Ian Place, Jenelin Road, Kirby Street, Longbill Place, Lydford Place, Manhattan Heights, Pakira Avenue, Rosewarne Crescent, Tanoa Place, and Temuri Place, Glendene; Bruce McLaren Road, Chislehurst Street, Dallow Place, Garelja Road, Grimshaw Place, Henderson Valley Road, Hindmarsh Street, Imperial Place, Kaikoura Street, Legacy Drive, Parma Place, Ribblesdale Road, Silverstone Place, View Road, and Waitaki Street, Henderson; Kelman Road, Sabulite Road, and Standage Lane, Kelston; Awaroa Road, Blueridge Close, Borich Road, Denver Avenue, Gaede Terrace, Longreach Drive, McKinley Road, Nirmal Place, Osmond Court, Pankhurst Place, Parrs Cross Road, Rangeview Road, Seymour Road, Sherrybrooke Place, Sungrove Rise, Sunhill Road, Sunnyside Road, Sunshine Boulevard, View Road, Waari Avenue, and Wattle Road, Sunnyvale; Christina Avenue, Cron Avenue, Dawn Place, Divich Avenue, Kokiri Street, Metric Place, Nui Mana Place, Taitua Drive, Te Atatu Road, and Tirimoana Road, Te Atatu South.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.210	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Henderson, Glendene, Te Atatu, Kelston and Sunnyvale . Refer to Appendix 2, Map 077 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Glen Eden; Hulme Place, and Bruce McLaren Road, Henderson; Cartwright Road, and Sabulite Road, Kelston.] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					and Sunnyvale. Refer to Appendix 2 Map 077 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Crystal Avenue, Glendene Avenue Glendene, Coburg Street, Imperial Place, Waitoro Lane, Murillo Place, Garelja Road, Wally Nola Place, Frieda Henare Lane, Forest Hill Road, Spode Place, Henderson Valley Road, Taranui Place, and Border Road, Henderson; Awaroa Road, Pankhurst Place, Sungrove Rise, Nirmal Place, and View Road, Sunnyvale; Tirimoana Road, Nui Mana Place, Divich Avenue, Finlow Drive, Kokiri Street, Tracey Terrace, Metric Place, Fayette Place, McLeod Road, Christina Avenue, Valron Road, Te Atatu Road, Fowey Avenue, Taitua Drive, James Scott Place, and Dawn Place, Te Atatu South] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glenview Road, and Sarona Avenue, Glen Eden.] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Manhattan Heights, Great North Road, Fairbanks Place, Glendene Avenue, and Kirby Street, Glendene; Vintage Drive, James Laurie Street, Garelja Road, Fitzwater Place, Grimshaw Place, Coburg Street, Great North Road, Hulme Place, Choice Avenue, Henderson Valley Road, Millbrook Road, Kaikoura Street, View Road, Waitoro Lane, Lesa Annis Place, Waitaki Street, Korokio Lane, Bruce McLaren Road, Frieda Henare Lane, Dallow Place, Ribblesdale Road, Sturges Road, Edgewood Way, Lendic Avenue, McLeod Road, Lavelle Road, Jelicich Court, Khaleel Place, Spring Grove, Corban Avenue Henderson, Blueridge Close, View Road, Awaroa Road, Wattle Road, Gregg Place, Seymour Road, Pankhurst Place, Serwayne Place, Sunshine Boulevard, Sunnyside Road, Gaede Terrace, Manui Place, and Rosandich Drive, Sunnyvale; Miltonia Avenue, Te Atatu Road, Dawn Place, Tirimoana Road, Nui Mana Place, Orchid Place, Cron Avenue, Kokiri Street, Christina Avenue, Taitua Drive, McLeod Road, Divich Avenue, Fayette Place, Metric Place, and Fowey Avenue, Te Atatu South.]		
FS85	Raynor McMahon	Oppose	873.211	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Fairbanks Place, and Great North Road, Glendene; View Road, Smythe Road, Humphrey Kemp Avenue, McLeod Road, Millbrook Road, Blacklock Avenue, James Laurie Street, Kereru Street, Edmonton Road, Elcoat Avenue, Newington Road, Grimshaw Place, Keeling Road, Great North Road, Wilsher Crescent, Lavelle Road, Adriatic Avenue, Norcross Avenue, Henderson Valley Road, Edgewood Way, Matuhi Rise, Takapu Street, South Pacific Place, Ribblesdale Road, Ciprian Place, Garelja Road, Dellwood Avenue, Tara Road, Korokio Lane, Eileen Newey Place, Serjeant Street, Hiseman Lane, Choice Avenue, Robert Burke Place, Silver Birch Rise, Kaikoura Street, Sophie Lane, Ambrosia Avenue, Albert Pryor Avenue, Claude Brookes Drive, and Jelicich Court, Henderson; Blueridge Close, View Road, Gregg Place, Awaroa Road Sunnyvale, Miltonia Avenue, Te Atatu Road, Duncan Avenue, Nui Mana Place, Edmonton Road, Sheehan Road, McLeod Road, Kirrie Avenue, Tirimoana Road, Alma Street, Orchid Place, and Cron Avenue, Te Atatu South.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.212	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Glendene, Kelston, New Lynn, Rosebank, Avondale and Waterview. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Rosebank, Avondale and Waterview. Refer to Appendix 2, Map 078 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Avondale Road, Calvin Place, Coronet Place, Esmeralda Avenue, Horton Avenue, Horwell Place, Kenley Place, Oberon Place, Sceptre Place, Te Wiata Place, Tilbury Place, and Tony Segedin Drive, Avondale; Aronui Terrace, Beaubank Road, Brains Road, Cobham Crescent, Kiernan Place, and Maybelle Place, Kelston; Lynwood Road, New Lynn.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alanbrooke Crescent, Ash Street, Avondale Road, Beatrix Street, Bellgrove Place, Canal Road, Colorado Place, Corregidor Place, Dampier Street, Eastdale Road, Glendon Avenue, Great North Road, Holly Street, Michael Foley Place, Nacton Lane, Naumai Street, Orchard Street, Plane Street, Riversdale Road, Roberton Road, Rosebank Road, Saltaire Street, Sandy Lane, St Davids Street, Tamora Lane, Taramea Street, Tony Segedin Drive, Victor Street, Wairau Avenue, and Wingate Street, Avondale; Archibald Road, Barbary Avenue, Kelman Road, Kelwyn Road, Laura Street, and Scanlen Terrace, Kelston; Copley Street, Durrant Place, Kelston Street, Koromiko Street, Kuaka Place, Lynwood Road, Miro Street, Nikau Street, Queen Mary Avenue, Rimu Street, and Riverview Road, New Lynn; Fir Street, Hadfield Avenue, Seaside Avenue, and Tutuki Street, Waterview.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.213	Kāinga Ora	Insert Height Variation Controls of 22m, 29, 37m and 43m for various business zones in Kelston, New Lynn, Rosebank and Avondale . Refer to Appendix 2, Map 078 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Avondale Road, Avondale] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: [Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.214	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Kelston, New Lynn, and Avondale. Refer to Appendix 2 Map 078 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kelwyn Road, Beaubank Road, Archibald Road, Bamboo Grove, Alston Avenue, St Leonards Road, and Archlynn Road, Kelston; Lynwood Road, and Copley Street, New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Glendon Avenue, Victor Street, Pecan Place, Wingate Street, St Jude Street, Naumai Street, Canal Road, Rosebank Road, Layard Street, Great North Road, St Georges Road, Roberton Road, Beatrix Street, Walsall Street, Chalmers Street, Arran Street, Elm Street, Aspen Street, Crayford Street West, Ash Street, Highbury Street, Geddes Terrace, Racecourse Parade, Ahiriri Avenue, Holly Street, Plane Street, Kelvinside Terrace, Henry Street, Nacton Lane, and Wairau Avenue, Avondale] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Great North Road, Ash Street, Larch Street, St Georges Road, Wingate Street, Sandy Lane, Nacton Lane, St Jude Street Avondale, Kelwyn Road, Alston Avenue, and Archibald Road, Kelston; Koromiko Street, Lynwood Road, Durrant Place, Riverview Road, Queen Mary Avenue, Nikau Street, Rimu Street, Kelston Street, Copley Street, Evergreen Rise, and Miro Street, New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Great North Road, Pecan Place, Wingate Street, Ash Street, Avondale; Binsted Road, Koromiko Street, Durrant Place, Nikau Street, Miro Street, Delta Avenue, Reid Road, Korama Lane, Queen Mary Avenue, Kelston Street, Kuaka Place, Rata Street, New Lynn]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.215	Kāinga Ora	Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mount Royal Avenue, Mount Albert.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bentleigh Avenue, Blockhouse Bay Road, Cradock Street, Great North Road, Himikera Avenue, Jenner Place, Leinster Street, Pinewood Street, Pitcairn Place, Powell Street, Roberton Road, and Tiverton Road, Avondale; Morningside Drive, Morningside; Alberton Avenue, Alexis Avenue, Allendale Road, Bennett Street, Carrington Road, Cornwallis Street, Douglas Avenue, Duart Avenue, Ennismore Road, Fairleigh Avenue, Fifth Avenue, Fontenoy Street, Glentui Road, Grande Avenue, Harbutt Avenue, Harlston Road, Highland Road, Houkura Way, Jerram Street, Kerr-Taylor Avenue, Kitenui Avenue, La Veta Avenue, Laurel Street, Lloyd Avenue, Mark Road, Moreland Road, Mount Albert Road, Mount Royal Avenue, New North Road, Newcastle Terrace, Oakfield Avenue, Phyllis Street, Pickens Crescent, Preston Avenue, Raetihi Crescent, Ranleigh Road, Renton Road, Rhodes Avenue, Rossgrove Terrace, Ruarangi Road, Sadgrove Terrace, Sainsbury Road, Springleigh Avenue, St Lukes Road, Stewart Road, Stilwell Road, Summit Drive, Taylors Road, Toroa Terrace, Verona Avenue, Vinter Terrace, Violet Street, Wagener Place, Weston Avenue, and Willis Street, Mount Albert; Denny Avenue, Elphinstone Avenue, Gifford Avenue, Greenville Avenue, Mayn Avenue, Mount Albert Road, Plumpton Avenue, Richardson Road, Sandringham Road Extension, Waite Avenue, and William Blofield Avenue, Mount Roskill; Batkin Road, Bollard Avenue, Brydon Place, Methuen Road, Netherton Street, New Windsor Road, Roseville Street, Valonia Street, Whitney Street, and Whittle Place, New Windsor; Alamein Terrace, Aurora Avenue, Beagle Avenue, Belcher Street, Betts Avenue, Buccaneer Street, Cassino Terrace, Christini Street, Delphine Close, Denize Road, Dunkirk Terrace, Farrelly Avenue, Fletcher Street, Galbraith Street, Hallam Street, Hargest Terrace, Hedley Road, Hendon Avenue, Holdsworth Avenue, Jessop Street, La Veta Avenue, Lorraine Avenue, McGehan Close, Mountfield Terrace, O'Donnell Avenue, Olympus Street, Owairaka Avenue, Parkinson Avenue, Potter Avenue, Range View Road, Richardson Road, Shearer Street, Sheppard Avenue, Skeates Avenue, Thomson Street, Triton Avenue, Tyburnia Avenue, and Wainwright Avenue, Owairaka; Aroha Avenue, Begbie Place, Bournemouth Avenue, Camden Road, Carrie Street, Columbia Road, Coyle Street, Duncan Avenue, Eden View Road, Euston Road, Exeter Road, Fergusson Avenue, Fowlds Avenue, Freyberg Avenue, Grove Road, Hampstead Road, Harwood Street, Haverstock Road, Hazelmere Road, Hulse Avenue, Huntingtree Avenue, Kenneth Avenue, Kerr Street, Kingsway Avenue, Kitchener Road, Kiwitea Street, Lambeth Road, Leslie Avenue, Locarno Avenue, Marne Road,	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.216	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2, Map 079 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carrington Road, Mount Albert Road, New North Road, and Martin Avenue, Mount Albert; Sandringham Road Extension, Mount Roskill; New Windsor Road, New Windsor; Potter Avenue, Hendon Avenue, Owairaka Avenue, and Hargest Terrace, Owairaka; Mount Albert Road, Sandringham; New North Road, St Lukes; Great North Road, Alford Street, and Oakley Avenue, Waterview] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.217	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Avondale, Waterview, New Windsor, Mount Roskill, Mount Albert, and Sandringham. Refer to Appendix 2 Map 079 of the submission.Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Chalmers Street, Blockhouse Bay Road, Rosebank Road, St Jude Street, Himikera Avenue, Donegal Street, Layard Street, Roberton Road, Great North Road, Walsall Street, Methuen Road, Crayford Street, Crayford Street West, Whakawhiti Loop, Tait Street, New North Road, Powell Street, St Georges Road, Geddes Terrace, Ahiriri Avenue, New Windsor Road, Acton Place, Henry Street, Trent Street, and Exler Place, Avondale; Leslie Avenue, Ethel Street, and McDonald Street, Kingsland; Morningside Drive, Morningside; Taylors Road, Sainsbury Road, Carrington Road, Seaview Terrace, Willcott Street, Fairleigh Avenue, New North Road, Braemar Terrace, Monaghan Avenue, Wagener Place, Kitenui Avenue, Counsel Terrace, Harlston Road, Alberton Avenue, Mount Albert Road, Allendale Road, Lloyd Avenue, Woodward Road, Prospero Terrace, Harbutt Avenue, Burch Street, Alexis Avenue, Ferner Avenue, Stilwell Road, Summit Drive, Asquith Avenue, Grant Street, Caughey Place, Thomas Avenue, Francis Ryan Close, Wesley Avenue, St Lukes Road, Violet Street, Maybeck Road, Mark Road, Douglas Avenue, Rossgrove Terrace, Newcastle Terrace, Ranleigh Road, Jersey Avenue, Duart Avenue, Knight Avenue, Benfield Avenue, Preston Avenue, Norrie Avenue, Bennett Street, McLean Street, Fowler Avenue, Baldwin Avenue, Margaret Avenue, Cornwallis Street, Wairere Avenue, Leone Terrace, Weston Avenue, He Ana Way, Houkura Way, Willis Street, Selcourt Road, Sadgrove Terrace, Toroa Terrace, Jennings Street, Guardwell Terrace, Malvern Road, Railway Land, Springleigh Avenue, and Oakfield Avenue, Mount Albert; Brightwell Place, New Windsor; Richardson Road, Owairaka; Kingsway Avenue, Hazelmere Road, Sandringham Road, Aroha Avenue, Locarno Avenue, Grove Road, Fowlds Avenue, Fergusson Avenue, Bournemouth Avenue, Begbie Place, Shorwell Street, Watson Avenue, Hulse Avenue, Kenneth Avenue, Coyle Street, Exeter Road, Kitchener Road, Kerr Street, Haverstock Road, Leslie Avenue, Pickett Avenue Sandringham, St Lukes Road, Morningside Drive, Morning Star Place, Lyon Avenue, Atawhai Lane, Selkirk Road, Gordon Road, New North Road, Taylors Road, Jesmond Terrace, and Argyle Street, St Lukes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Apartment Buildings Zone in Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atherton Road, Bramwell Place, Cedar Road, Coronation Road, Empire Road, Epsom Avenue, Ferryhill Road, Marama Avenue, Morvern Road, Selwyn Road, Shipherds Avenue, St Andrews Road, and St Leonards Road, Epsom; Landscape Road, and Watling Street, Mount Eden; St Andrews Road, Royal Oak.] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Baleden Lane, Balmer Lane, Balmoral Road, Brixton Road, Calgary Street, Carmen Avenue, Dexter Avenue, Dunbar Road, Eldon Road, Halesowen Avenue, Halston Road, Kensington Avenue, Kingsford Road, Marsden Avenue, Matipo Street, Mewburn Avenue, Mount Pleasant Road, Pine Street, Queens Avenue, Rocklands Avenue, Springwood Place, Telford Avenue, Tennyson Street, Tenterden Avenue, Thames Street, Volcanic Street, Westminster Road, and Wiremu Street, Balmoral; Aberfoyle Street, Albury Avenue, Arcadia Road, Atherton Road, Banff Avenue, Bishop Street, Bloomfield Place, Bowling Avenue, Bracken Avenue, Bramwell Place, Brightside Road, Cecil Road, Corbett-Scott Avenue, Crescent Road, Domett Avenue, Emerald Street, Empire Road, Epsom Avenue, Fern Avenue, Ferryhill Road, Gardner Road, Gillies Avenue, Gladwin Road, Goldsmith Road, Golf Road, Hay Place, Heywood Crescent, Inverary Avenue, Kimberley Road, King Edward Avenue, King George Avenue, Lewin Road, Lurline Avenue, Manukau Road, Marama Avenue, Mears Place, Merivale Avenue, Morvern Road, Mountain Road, Ngaroma Road, Omana Avenue, Onslow Avenue, Orakau Avenue, Owens Road, Pah Road, Pencarrow Avenue, Pukehana Avenue, Pukenui Road, Queen Mary Avenue, Ranfurly Road, Rangiatea Road, Selwyn Road, Sharpe Road, Shipherds Avenue, Shipherds Close, St Andrews Road, St Leonards Road, The Drive, Wilding Avenue, Woodhall Road Epsom Collins Street, Ethel Street, Leslie Avenue, Royal Terrace, Sandringham Road, and Shaw Street, Kingsland; Ashton Road, Atanga Avenue, Avenham Walk, Balmoral Road, Bank Street, Batger Road, Bathurst Road, Bellwood Avenue, Burnley Terrace, Conway Road, Cromwell Street, Croydon Road, Disraeli Street, Dominion Road, Douglas Road, Eglinton Avenue, Elizabeth Street, Ellerton Road, Essex Road, Ewington Avenue, Fairview Road, Garry Road, Glenalmond Road, Grange Road, Hasbury Avenue, Henley Road, Herbert Road, Hillside Crescent South, Hona Avenue, Irene Avenue, Kakariki Avenue, Kenyon Avenue, King Edward Street, Kingsview Road, Landscape Road, Manatu Street, Marlborough Street, Milton Road, Mont Le Grand Road, Mount Eden Road, Ngauruhoe Street, Oaklands Road, Paice Avenue, Parau Street, Peary Road, Pencarrow Avenue,		
FS85	Raynor McMahon	Oppose	873.218	Kāinga Ora	Penrhyn Road, Pentland Avenue, Plunket Road, Poronui Street, Prospect Terrace, Rahiri Road, Rarawa Street, Rautangi Road,	Urban Environment	Larger rezoning proposal
					Insert Height Variation Controls of 22m and 29m for various business zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2, Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Carmen Avenue, Dunbar Road, Telford Avenue, and Balmoral Road, Balmoral; Manukau Road, Annie Buxton Place, Banff Avenue, Onslow Avenue, Golf Road, Corbett-Scott Avenue, Arcadia Road, Rangiatea Road, Gardner Road Epsom, Altham Avenue, Collins Street, McDonald Street, and Ethel Street, Kingsland; Mount Eden Road, Dominion Road, Grange Road, St Albans Avenue, Ewington Avenue, Peary Road, Shackleton Road, Disraeli Street, Garry Road, and Landscape Road, Mount Eden; Dominion Road, and Cambrai Avenue, Mount Roskill; Balmoral Road, Sandringham Road, Mount Albert Road Sandringham, Louvain Avenue, Kings Road, Foch Avenue, Duke Street, Haig Avenue, Rewa Road, Mount Eden Road, Hazel Avenue, Invermay Avenue, and Princes Avenue, Three Kings] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and		
FS85	Raynor McMahon	Oppose	873.219	Kāinga Ora	Goring Road, Sandringham]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.220	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in parts of Mount Eden, Epsom, Sandringham, Mount Roskill and Three Kings. Refer to Appendix 2 Map 080 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Kohia Terrace, Epsom Avenue, Gillies Avenue, Ranfurly Road, Woodhall Road, Shipherds Avenue, Ranfurly Road West, Cecil Road, and Marama Avenue, Epsom] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Reimers Avenue, Shaw Street, Sandringham Road, Altham Avenue, Leslie Avenue, Ethel Street, McDonald Street, and Royal Terrace, Kingsland; Morningside Drive, Morningside; St Lukes Road, Cornwallis Street, and Houkura Way, Mount Albert; Patterson Street, Sandringham Road, Aroha Avenue, Gribblehirst Road, Grove Road, Bournemouth Avenue, Paice Avenue, Balmoral Road, Begbie Place, Leslie Avenue, Watson Avenue, Jason Avenue, Kenneth Avenue, Lancing Road, Cambourne Road, Truro Road, Royal Terrace, Parrish Road, Ward Terrace, Arabi Street, Exeter Road, Shorwell Street, Kingsway Avenue, Mars Avenue, Ngapawa Street, Burnley Terrace, Thanet Avenue, and Goring Road, Sandringham] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Owens Road, Epsom Avenue, Inverary Avenue, Gillies Avenue, Manukau Road, Bracken Avenue, Shipherds Avenue, Marama Avenue, Ranfurly Road, Brightside Road, Domett Avenue, Omana Avenue, Mountain Road, Savannah Street, Shipherds Close, Cecil Road, and Glenfell Place, Epsom; Marlborough Street, Walters Road Kingsland, Lovelock Avenue, Dominion Road, Esplanade Road, Horoeka Avenue, Mount Eden Road, Kamahi Street, Cromwell Street, Bellevue Road, Valley Road, Leamington Road, Kenyon Avenue, Hillside Crescent South, Carrick Place, Percy Street, Hillside Crescent North, Sherbourne Road, Onslow Road, Walters Road, Bellwood Avenue, and Ewington Avenue, Mount Eden] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Domett Avenue, Kipling Avenue, Owens Road, Bracken Avenue, Sharpe Road, Alpers Avenue, Albury Avenue, Manukau Road, Gillies Avenue, Brightside Road, Mountain Road, Omana Avenue, Savannah Street, Shipherds Avenue, Withiel Drive, Glenfell Place, and Silver Road, Epsom]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.221	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Epsom, Ellerslie, Greenlane and Remuera. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Crescent Road, and Gardner Road, Epsom; Kawau Road, Te Kawa Road, and Waiohua Road, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Abbotts Way, Ladies Mile, and Upland Road Remuera.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Canterbury Park Lane, Cawley Street, Derby Downs Place, Findlay Street, Hewson Street, Hunterville Court, Kentucky Street, Ladies Mile, Main Highway, Malabar Drive, Marua Road, Mitchelson Street, Morrin Street, Newhaven Street, Pukerangi Crescent, Railway Land, Ramsgate Street, Riccarton Way, Sproston Avenue, Te Marama Road, Umere Crescent, and Walpole Street, Ellerslie; Belvedere Street, Campbell Crescent, Claude Road, Cornwall Park Avenue, Crescent Road, Emerald Street, Fern Avenue, Gardner Road, Golf Road, Griffin Avenue, Halifax Avenue, Margot Street, Market Road, Maxfield Place, Mount St John Avenue, Ranfurly Road, Wapiti Avenue, and Warborough Avenue, Epsom; Aratonga Avenue, Atarangi Road, August Place, Cadman Avenue, Campbell Road, Ferguson Avenue, Garland Road, Great South Road, Haronui Road, Kawau Road, Konini Road, Korau Road, Massey Avenue, Matai Road, Miro Road, Momona Road, Renown Avenue, Tawera Road, Te Kawa Road, Waiohua Road, Wairakei Street, Wheturangi Road, William Avenue, and Woodbine Avenue, Greenlane; Maungakiekie Avenue, and Waitapu Road, One Tree Hill; Ngatiawa Street, Onehunga; Ara Street, Armadale Road, Ascot Avenue, Carmont Street, Clonbern Road, Cotter Avenue, Dromorne Road, Entrican Avenue, Grand View Road, Green Lane East, Haast Street, Koangi Street, Komaru Street, Ladies Mile, Lillington Road, Lochiel Road, Lucerne Road, Mainston Road, Market Road, Minto Road, Mount Hobson Lane, Mount Hobson Road, Muir Road, Norana Avenue, Nordon Place, Ohinerau Street, Omahu Road, Ōrākei Road, Ormonde Road, Peach Parade, Platina Street, Rakau Street, Rangitoto Avenue, Ranui Road, Raumati Road, Remuera Road, Richard Farrell Avenue, Rothesay Street, Rotomahana Terrace, St Vincent Avenue, Tahora Avenue, Tiki Street, Tirohanga Avenue, Upland Road, Ventnor Road, Victoria Avenue, Waiata Avenue, Wairua Road, Westbourne Road, Westbury Crescent, and Woodley Avenue Remuera.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.222	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in parts of Epsom, Ellerslie Greenlane and Remuera. Refer to Appendix 2, Map 081 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Main Highway, Hudson Street, Great South Road, Mitchelson Street, Cawley Street, Stanway Place, Kalmia Street, Sultan Lane, Sultan Street, and Park Avenue Ellerslie; Green Lane West, Annie Buxton Place, Manukau Road, Corbett-Scott Avenue, Campbell Crescent, Kimberley Road, Dunkerron Avenue, Inverary Avenue, and Gardner Road Epsom; Great South Road, Atarangi Road, Ascot Avenue, Garland Road, Ellerslie Racecourse Drive, Green Lane East, Puriri Avenue, Woodbine Avenue, Waiohua Road, Matai Road Greenlane, Remuera Road, Green Lane East, St Vincent Avenue, Clonbern Road, Ascot Avenue, Ohinerau Street, and Avice Street Remuera] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.223	Kāinga Ora	Insert Height Variation Controls of 29m, 37m and 43m for various residential zones in parts of Epsom, Ellerslie, Greenlane and Remuera. Refer to Appendix 2 Map 081 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Remuera Road, Armadale Road, Ascot Avenue, Market Road, Te Kowhai Place, Victoria Avenue, Ōrākei Road, Risk Road, Platina Street, Ohinerau Street, Clonbern Road, St Vincent Avenue, Green Lane East, Cotter Avenue, Dromorne Road, Waiata Avenue, Portland Road, Omahu Road, Eastbourne Road, Ranui Road, Lillington Road, Wairua Road, Muir Road, Woodley Avenue, Mount Hobson Road, Tirohanga Avenue, Norana Avenue, Carmont Street, Lochiel Road, Elmstone Avenue, Garden Road, Chatfield Place, Rothesay Street, Westbury Crescent, Entrican Avenue, Koangi Street, Avice Street, Raukura Lane, and Mount Hobson Lane Remuera] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Inverary Avenue, Epsom Avenue, Griffin Avenue, Market Road, Manukau Road, Bracken Avenue, Mount St John Avenue, Halifax Avenue, Margot Street, Ranfurly Road, Gillies Avenue, Warborough Avenue, Belvedere Street, Highwic Avenue, Dunkerron Avenue, and Maxfield Place Epsom; Great South Road Greenlane, Great South Road, Mount Hobson Road, Remuera Road, Ridings Road, Arney Road, Bell Road, Westbourne Road, Crocus Place, Mount Hobson Lane, Buttle Street, Patey Street, Dunholme Road, Westbury Crescent, and Market Road Remuera] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Manukau Road, Domett Avenue, Kipling Avenue, Owens Road, Margot Street, Bracken Avenue, Alpers Avenue, Clyde Street, Mount St John Avenue, Gillies Avenue, Epsom Avenue, Ngaire Avenue, Warborough Avenue, Belvedere Street, and Silver Road Epsom; Edgerley Avenue, Clovernook Road, and Broadway Newmarket; Remuera Road, St Marks Road, Great South Road, Mauranui Avenue, MacMurray Road, Ridings Road, Mount Hobson Road, Dilworth Avenue, Robert Hall Avenue, Pere Street, Arney Road, Glen Esk Place, Buttle Street, Bassett Road, and Market Road Remuera]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.224	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kelvin Road, Remuera] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amy Street, Arron Street, Ballarat Street, Ballin Street, Eaglehurst Road, Ellerslie Park Road, Elwood Place, Gavin Street, Horsham Place, Ladies Mile, Laud Avenue, Main Highway, Marua Road, Michaels Avenue, Peek Street, Ranier Street, Umere Crescent, and Wilkinson Road, Ellerslie; Harry Human Heights, and Pyatt Crescent, Meadowbank; Alana Place, Ballarat Street, Banks Road, Barrack Road, Bertrand Road, Burt Road, Clare Place, Denning Place, Dinglebank Road, Ellerslie-Panmure Highway, Faber Avenue, Ferndale Road, Gollan Road, Harding Avenue, Harris Road, Higgs Road, High Trees Place, Lunn Avenue, Malone Road, Marua Road, McDonald Crescent, Mono Place, Motu Place, Mount Wellington Highway, Paku Lane, Rupi Court, Rutland Road, Stanhope Road, and Tidey Road, Mount Wellington; Ireland Road, Panmure; Debron Avenue, Grand Drive, Haast Street, Hilltop Street, Kelvin Road, Koraha Street, Loch Street, Lucerne Road, Maungarei Road, McFarland Street, Monteith Crescent, Ngapuhi Road, Pukeora Avenue, Remuera Road, Rosepark Crescent, Stoneyroyd Garden, Towle Place, and Winhall Rise, Remuera; Anson Place, Caulton Street, College Road, Cotton Street, Greenbank Drive, Howard Hunter Avenue, Kissling Place, Lush Avenue, Maaka Place, Merton Road, Norman Lesser Drive, Panapa Drive, Ronald Algie Place, Simkin Avenue, Strong Street, Swainston Road, Thorp Street, Tisdall Crescent, and Waikato Place, St Johns; Papango Street, and Tihi Street, Stonefields.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.225	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2, Map 082 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Cawley Street, and Main Highway Ellerslie; Harris Road, and Ellerslie-Panmure Highway Mount Wellington; Remuera Road Remuera; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Simkin Avenue, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.226	Kāinga Ora	Insert Height Variation Controls of 18m and 29m for various residential zones in parts of Remuera, Meadowbank, St Johns, Stonefields, Mount Wellington, and Ellerslie. Refer to Appendix 2 Map 082 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Boakes Road, and Harwood Road Mount Wellington] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Mountain Road, Ellerslie-Panmure Highway, Harding Avenue, Monaco Place, Mountwell Crescent, Mount Wellington Highway, Forge Way, Jellicoe Road, Barrack Road, Lunn Avenue, Malone Road, and Fraser Road Mount Wellington; Ireland Road, Cleary Road, Lagoon Drive, and Potaka Lane Panmure; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.227	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Chiltern Crescent, Concord Place, Elstree Avenue, Epping Street, Fenchurch Street, Harlow Crescent, Leaside Lane, Parbhubhai Makan Lane, Sunnymead Road, Taniwha Street, and Teuila Grove, Glen Innes; Alamein Road, Bardia Road, Bellona Road, Benghazi Road, Coates Crescent, Court Crescent, Dunkirk Road, Hay Road, Hobson Drive, Kay Road, Larsen Road, Martin Place, McCulloch Road, Oran Road, Pilkington Road, Sanda Road, Sollum Road, Stewart Avenue, Takrouna Lane, Tobruk Road, Trent Road, Tripoli Road, Tunis Road, and Upham Road, Panmure; Anderson Avenue, Elstree Avenue, Erima Avenue, Hinaki Street, Kawiti Avenue, Ngakahikatea Lane, Parata Street, Point England Road, Riverside Avenue, Takoto Way, Tamatea Avenue, Taratoa Street, Tokomaha Lane, and Torino Street, Point England; Kestrel Place, Manaaki Circle, Taniwha Street, and Tuturiwhatu Lane, Wai O Taiki Bay.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.228	Kāinga Ora	Rezone Open Space - Informal Recreation Zone to Residential - Terrrace housing and Apartment Buildings Zone in Parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Taniwha Street, Line Road and Harlow Crescent. Commonly known as Taniwha Reserve.]	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.229	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Fenchurch Street, and Elstree Avenue Glen Innes; Pilkington Road, and Jellicoe Road Mount Wellington; Hobson Drive, and Tripoli Road Panmure; Pilkington Road, and Elstree Avenue Point England; Felton Mathew Avenue, Farmhouse Lane, Morrin Road, and Merton Road St Johns] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.230	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Innes, Point England, Tamaki and Panmure. Refer to Appendix 2, Map 083 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Heatherbank Street, Farringdon Street, Epping Street, Eastview Road, Taniwha Street, Rowena Crescent, Te Ao Lane, Harlow Crescent, Tosca Lane, Greenway Place, Line Road, Merfield Street, Marino Place, Evandale Street, Vienna Row, Huxley Place, Halford Place, Wimbledon Crescent, Colegrave Place, Delemere Place, Tebaga Lane, and Castledine Crescent, Glen Innes; Dunn Road, Mountain Road, Pilkington Road, Jellicoe Road, Pleasant View Road, Clifton Court, Green Road, Ellerslie-Panmure Highway, and Fraser Road Mount Wellington; Matapan Road, Caen Road, Kahu Road, Tunis Road, Te Koa Road, Kings Road, Tripoli Road, Court Crescent, Queens Road, Cleary Road, McCulloch Road, Bellona Road, Lagoon Drive, Domain Road, Stewart Avenue, Ireland Road, Martin Place, Bardia Road, Coral Crescent, Korma Lane, Ngarimu Road, Pilkington Road, Coates Crescent, Kay Road, Larsen Road, Te Hana Road, Hobson Drive, Kapuni Road, Basin View Lane, Potaka Lane, and Mareth Street Panmure; Maybury Street, Pilkington Road, Point England Road, Anderson Avenue, Holland Avenue, Hinaki Street, Ropata Avenue, Tippett Street, Dalton Street, Apirana Avenue, Tripoli Road, Salima Talagi Street, Waddell Avenue, Flanders Street, and Line Road Point England; Felton Mathew Avenue, Morrin Road, Farmhouse Lane, Howard Hunter Avenue, and Merton Road St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.231	Kāinga Ora	Insert a Height Variation Control of 29m for the Open Space - Informal Recreation Zone in parts of Glen Innes. Refer to Appendix 2, Map 083 of the submission. Note that there is a separate submission point seeking rezoning to residential. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Line Road, Epping Street and Harlow Crescent, Glen Innes]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.232	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Eastern Beach and Mellons Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Half Moon Bay, Farm Cove, Howick and Highland Park. Refer to Appendix 2, Map 084 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bleakhouse Road, Bretton Lane, Burford Place, Charles Dickens Drive, Haseler Crescent, Page Point, and Pickwick Parade, Mellons Bay] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bucklands Beach Road, Bucklands Beach; Askew Place, Butley Drive, Driscoll Place, Dunn Place, Galloway Crescent, and Skilling Place, Farm Cove; Adonis Place, Argo Drive, Compass Point Way, Endymion Place, Ganymede Place, Half Moon Rise, Indus Place, Majesty Place, Pegasus Place, Pigeon Mountain Road, Poseidon Place, Prince Regent Drive, Raddock Place, Sunderlands Road, Tuscan Place, and Tyrian Close, Half Moon Bay; Baronie Court, Benygloe Place, Blanche Way, Bradbury Road, Casuarina Road, Cherry Road, Chesley Place, Clunie Place, Cranberry Place, Dalwhinnie Parade, Damson Place, Darren Crescent, Fiesta Drive, Fortunes Road, Hayes Place, Hazelmay Place, Highland Park Drive, Hutchinsons Road, Kereru Place, Liam Place, Lyren Place, Malvina Place, Mandarin Place, Marendellas Drive, Medina Place, Minaret Drive, Nassau Court, Pakuranga Road, Sheralee Place, Tate Grove, and Tromie Place, Highland Park; Angelo Avenue, Botany Road, Broadview Place, Dell Way, Elliot Street, Finnerty Avenue, Freyberg Place, Howe Street, JaeDee Court, Jeff Place, Juliet Avenue, Landop Terrace, Libby Lane, Moore Street, Nelson Street, O'Halloran Road, Patons Road, Pegler Drive, Picton Street, Ridge Road, Sherie Place, The Link, Union Road, Vida Place, Vincent Street, Waterloo Street, Wellington Street, Willoughby Avenue, and Wynn Place, Howick; Bleakhouse Road, Castleton Drive, Cheriton Road, Chilton Place, Mellons Bay Road, Montressor Place, and Towbridge Place, Mellons Bay; Pakuranga Road, Pakuranga; Hedge Row, Rothwell Place, and Stanniland Street, Sunnyhills.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.233	Kāinga Ora	Insert a Height Variation Controls of 22 metres for parts of the Business - Mixed Use zone in Highland Park. Refer to Appendix 2, Map 084. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pigeon Mountain Road Half Moon Bay, Botany Road, and Ridge Road, Howick; Pakuranga Road, Pakuranga; Fortunes Road, Highland Park]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.234	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Howick, Mellons Bay, and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick and Mellons Bay. Refer to Appendix 2, Map 085 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cockle Bay Road, Colleen Court, Jolyn Place, Rangitoto View Road, Stevenson Way, and Tainui Road, Cockle Bay; Island View Terrace, Howick; Beach Road, Marine Parade, Mellons Bay Road, Oceania Place, Pleasant Place, and Seymour Road Mellons Bay.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Evelyn Road,Cockle Bay; Abercrombie Street, Cleary Terrace, Cook Street, Drake Street, Glenfern Road, Granger Road, Hartles Place, Holbrook Place, Kelly Place, Liston Crescent, Luplau Crescent, Masefield Street, Moore Street, Parkhill Road, Picton Street, Sale Street, Selwyn Road, Star Place, Swindon Close, Tanglewood Place, The Glebe, Tranquility Rise, Uxbridge Road, and Walter MacDonald Street, Howick; Beach Road, Cheriton Road, Marine Parade, McMillan Place, Mellons Bay Road, Oceania Place, Paisley Street, and Seymour Road Mellons Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.235	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in parts of Howick. Refer to Appendix 2 Map 085 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Moore Street, Cook Street, Wellington Street, Selwyn Road, Walter MacDonald Street, Picton Street, Uxbridge Road, and Waterloo Street, Howick]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.236	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Beachlands and Pine Harbour. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Beachlands. Refer to Appendix 2, Map 086 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Araminta Place, Barmaree Lane, Beachlands Road, Belisi Way, Bell Road, Blakewell Place, Cherrie Road, Constellation Avenue, Defender Crescent, Doidge Street, Ealing Crescent, First View Avenue, Fourth View Avenue, Hawke Crescent, Hutukawa Drive, Intrepid Crescent, Julia Way, Kaiawa Street, Karaka Road, Kibblewhite Avenue, Lydiard Place, Mahutonga Avenue, Marine Garden Crescent, Neill Boak Place, Ninth View Avenue, Pine Harbour Parade, Pohutukawa Road, Puriri Road, Second View Avenue, Shelly Bay Road, Sunkist Bay Road, Third View Avenue, Toomer Place, Tui Brae, Wakelin Road, and Weatherly Drive, Beachlands] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beachlands Road, Constellation Avenue, Courageous Place, Doidge Street, Eighth View Avenue, Flaxfield Lane, George Town Drive, Intrepid Crescent, Jack Lachlan Drive, Kahawairahi Drive, Kaiawa Street, Karo Road, Kibblewhite Avenue, Liberty Crescent, Mahutonga Avenue, Motukaraka Drive, Seventh View Avenue, and Thistle Close, Beachlands; Whitford-Maraetai Road, Whitford]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.237	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Maraetai. Refer to Appendix 2, Map 087 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Maraetai Coast Road, Clevedon; Albacore Way, Alexander Avenue, Arthur Wright Place, Campbell Road, Carlton Crescent, Colson Lane, Coney Lane, Craig Road, Crossland Place, Eckford Lane, Fantail Crescent, George Couldrey Lane, Herbert Pollard Drive, Jacobs Way, Maraetai Drive, Maraetai Heights Road, Maraetai School Road, Matara Avenue, Moana Terrace, Omana Beach Road, Omana Esplanade, Omana Heights Drive, Pinebrook Lane, Rewa Road, Sea View Terrace, Swordfish Place, Te Makuru Lane, Te Pene Road, Te Puru Drive, and The Brae, Maraetai]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.238	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Oratia, Glen Eden, and Titirangi. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden and Titirangi. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Autumn Avenue, Brunner Road, Easter Parade, Glengarry Road, Kamara Road, Karapiti Place, Parrs Cross Road, Phillip Avenue, Pisces Road, Pyramid Place, Selak Place, Selwyn Avenue, Shetland Street, Solar Road, West Coast Road, Withers Road, and Woodbank Drive, Glen Eden; Atkinson Road, Daffodil Street, Greenwoods Close, Highland Avenue, Kawaka Street, Konini Road, Onedin Place, Wirihana Road, and Woodfern Crescent, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ambler Avenue, Anna Lane, Aquarius Avenue, Arataki Views Way, Captain Scott Road, Claridge Street, Eastglen Road, George Herring Place, Glen Close, Glendale Road, Glengarry Road, Great North Road, Inver Street, John F Kennedy Place, Kamara Road, Kaneke Place, Karina Place, Lasque Place, Levy Road, Mataki Way, Nandana Drive, Oates Road, Osman Street, Palm Court Drive, Pleasant Road, Roick Parade, Roland Hill, Rosier Road, Routley Drive, Sarona Avenue, Savoy Road, Scotstoun Place, Sunnylaw Place, Sunvue Road, Surat Place, Surman Place, Terra Nova Street, Waikaukau Road, West Coast Road, Withers Road, Woodglen Road, and Woodvale Road, Glen Eden; Cezanne Place, and Titirangi Road, New Lynn; Atkinson Road, Fairmount Road, Kaurilands Road, and Meadowvale Rise Titirangi]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.239	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, Rosier Road, Glendale Road, West Coast Road, and Withers Road Glen Eden; Cartwright Road, and Sabulite Road Kelston] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.240	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Eastglen Road, Captain Scott Road, Clayburn Road, Westward Ho, Routley Drive, Waikumete Road, Wilson Road, Glendale Road, Brandon Road, West Coast Road, Evans Road, Barney Way, Savoy Road, Malam Street, Woodvale Road, Rosier Road, Lucinda Place, Woodglen Road, Barnea Circle, Oates Road, Glenview Road, Pleasant Road, Glenorchy Street, Ambler Avenue, Panzic Place, Swan Hill Drive, Sarona Avenue, Roland Hill, Claywest Place, Bowers Road, Verdale Circle, Glucina Place, Rua Road, Meilland Place, Glenmall Place, Levy Road, John F Kennedy Place, Osman Street, and Karina Place Glen Eden]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.241	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose – Māori Purpose Zone in Glen Eden. Refer to Appendix 2, Map 089 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: West Coast Road, Glen Eden]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.242	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in North Titirangi, Kelston, Avondale, New Lynn, and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Kelston, New Lynn, Blockhouse Bay, and Green Bay. Refer to Appendix 2, Map 090 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Godley Road, and Portage Road, Green Bay; Happeace Lane, South Lynn Road, and Titirangi Road, Titirangi.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Amsterdam Place, Arran Street, Blockhouse Bay Road, Brabham Place, Miranda Street, Otira Street, Ruahine Street, St Georges Road, Umbriel Lane, and Wolverton Street, Avondale; Addison Street, Armagh Road, Bellamy Place, Blockhouse Bay Road, Bolton Street, Busby Street, Castlewood Grove, Chaucer Place, Congreve Place, Connaught Street, Covic Avenue, Endeavour Street, Falkirk Street, Gilfillan Street, Heaphy Street, Kay Drive, Keats Place, Kendrick Place, Kinross Street, Lucknow Place, Marlowe Road, Matata Street, Meredith Street, Pitfire Place, Portage Road, Puketea Street, Swinburne Street, Tania Place, Taylor Street, Temuka Garden, Terracotta Drive, Ulster Road, and Wade Street, Blockhouse Bay; Godley Road, Hava Place, La Rosa Street, Lantana Road, Tauhara Street, Taupo Street, and Thuja Street, Green Bay; Archibald Road, Kelman Road, Netherlands Avenue, and Standage Lane, Kelston; Akehurst Avenue, Arahoe Road, Armstrong Place, Astley Avenue, Beverly Place, Bickleigh Grove, Blease Street, Boler Place, Bolton Street, Copplestone Place, Cutler Street, Davern Lane, Gardner Avenue, Golf Road, Hinau Street, Hutchinson Avenue, Lynwood Road, Miro Street, Pamela Place, Parker Avenue, Portage Road, Reiman Street, Rewa Street, Rickards Place, Rimu Street, Ryehill Close, Seabrook Avenue, Tane Street, Titirangi Road, Trojan Crescent, Willerton Avenue, and Woolley Avenue, New Lynn]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					2, Map 090 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great North Road, West Coast Road, and Westward Ho Glen Eden; Cartwright Road Kelston; Tomo Street New Lynn] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn]		
FS85	Raynor McMahon	Oppose	873.243	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street, Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta Drive, Ulster Road, Portage Road, Kumanu Lane, Congreve Place, Ochre Place, Chaucer Place, Matata Street, and Bolton Street Blockhouse Bay; Tahi Terrace Glen Eden, Titirangi Road, Fruitvale Road, Seabrook Avenue, Miro Street, Pine Street, Taroa Lane, Astley Avenue, Rimu Street, Reid Road, Binsted Road, Great North Road, Arawa Street, Islington Avenue, Ambrico Place, Trojan Crescent, Koromiko Street, Northall Road, Portage Road, Wattle Street, Gardner Avenue, Links Road, Durrant Place, Hinau Street, Nikau Street, Rata Street, Margan Avenue, Melview Place, Tane Street, Mayville Avenue, Caspian Close, Tiki Street, Karaka Street, Kohekohe Street, Maui Street, Hutchinson Avenue, Hill Crescent, Copplestone Place, Stolford Crescent, Dolan Place, Lynwood Road,	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Blockhouse Bay, Green Bay, and New Lynn. Refer to Appendix 2 Map 090 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Arran Street, and Great North Road Avondale; Addison Street, Heaphy Street, Lucknow Place, Kay Drive, Keats Place, Chaucer Place, Puketea Street, Bolton Street, Taylor Street, and Tania Place Blockhouse Bay; Taupo Street Green Bay; Armstrong Place, Springside Place, Seabrook Avenue, Arahoe Road, Sheridan Drive, Trojan Crescent, Parker Avenue, Hutchinson Avenue, Astley Avenue, Gilliam Street, Mason Street, Pamela Place, Boler Place, Pimento Place, Golf Road, Ryehill Close, Titirangi Road, Blease Street, Reiman Street, Willerton Avenue, Cutler Street, Beverly Place, Portage Road, Davern Lane, Gardner Avenue, Grandison Crescent, Woolley Avenue, Titchener Street, and Hinau Street New Lynn; Old Titirangi Road, Titirangi Road, Fairmount Road, South Lynn Road, Happeace Lane, Poturi Streams Avenue, and The Grove Titirangi] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:St Georges Road, Arran Street, Great North Road, Kelvinside Terrace, and Chalmers Street, Avondale; Eastglen Road, Clayburn Road, Westward Ho, Barney Way, West Coast Road, Brandon Road, Pleasant Road, Claywest Place, and Rua Road Glen Eden] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Arran Street, Miranda Street, St Georges Road, Brabham Place, Wolverton Street, Umbriel Lane, Kelvinside Terrace, Blockhouse Bay Road, and Otira Street Avondale; Swinburne Street, Taylor Street, Matata Street, Addison Street, Falkirk Street, Marlowe Road, Kay Drive, Bolton Street, Pitfire Place, Bellamy Place, Congreve Place, Meredith Street, Temuka Garden, Terracotta Drive, Castlewood Grove, Chaucer Place, Puketea Street, Covic Avenue, Waianiwa Place, Lucknow Place, Blockhouse Bay Road, and Keats Place Blockhouse Bay; Tahi Terrace, Rua Road, Aotea Road, Great North Road, and West Coast Road Glen Eden; Kelwyn Road, Alston Avenue, and Archibald Road Kelston; Seabrook Avenue, Kohekohe Street, Hutchinson Avenue, Lynwood Road, Cutler Street, Faith Bullock Place, Titirangi Road, Trojan Crescent, Fruitvale Road, Northall Road, Akehurst Avenue, Parker Avenue, Hinau Street, Astley Avenue, Riverview Road, Arahoe Road, Cezanne Place, Rimu Street, Blease Street, Croydon Road, Great North Road, Portage Road, Pamela Place, Copplestone Place, Tane Street, Willerton Avenue, Boler Place, Maunder Place, Ryehill Close, Copley Street, Gardner Avenue, Golf Road, Reiman Street, Evergreen Rise, Woolley Avenue, Miro Street, Beverly Place, Rickards Place, Koromiko Street, Westall Road, Tiki Street, Rewa Street, Karaka Street, Davern Lane, Bolton Street, Armstrong Place, Nikau Street, Mayville Avenue, Craigbank Avenue, Sheridan Drive, Hinekohu Street, Springside Place, and Tomo Street New Lynn] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Ruahine Street, Great North Road, Pecan Place, St Georges Road, Wingate Street, Wolverton Street, Crowther Street, Amsterdam Place, Miranda Street,		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.244	Kāinga Ora	Otira Street, and Arran Street Avondale; Taylor Street, Temuka Garden, Swinburne Street, Falkirk Street, Busby Street, Terracotta	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Housing and Apartment Buildings Zone in parts of New Lynn, Avondale, New Windsor, Blockhouse Bay, Lynfield, and Mount Roskill. Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hillview Avenue, Avondale; Lewis Street, and Lynbrooke Avenue, Blockhouse Bay; Ball Place, Barkes Place, Gilletta Road, Graham Bell Avenue, John Davis Road, Nirvana Way, Parfitt Street, Paua Place, Richardson Road, Sally Crescent, Subritzky Avenue, Vivaldi Place, and Wayne Place, Mount Roskill; Bannister Place, Hillview Avenue, Humber Place, Laburnum Road, Marconi Place, Mersey Place, Peter Mulgrew Street, and Rosamund Avenue, New Windsor.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Blockhouse Bay Road, Brabham Place, Miranda Street, Pitcairn Place, Ruahine Street, Tiverton Road, and Wolverton Street, Avondale; Blockhouse Bay Road, Boundary Road, Crudge Street, Donovan Street, Eleanor Place, Endeavour Street, Exminster Street, Francis Curtis Avenue, Gill Crescent, Lewis Street, Lynbrooke Avenue, McFadzean Drive, Rathlin Street, Shipton Place, Wade Street, Whitney Street, and Windermere Crescent, Blockhouse Bay; Andes Place, Canberra Avenue, Caronia Crescent, Commodore Drive, Hillsborough Road, Oriana Avenue, Rangitane Place, Rangitiki Crescent, and The Avenue, Lynfield; Allison Street, Amazon Parade, Anita Avenue, Balfron Avenue, Battersby Avenue, Boyce Avenue, Burnett Avenue, Coleman Avenue, Cormack Street, Culdaff Place, Cullen Avenue, Denbigh Avenue, Denny Avenue, Dominion Road, Dominion Road Extension, Ellis Avenue, Ernie Pinches Street, Fairway Drive, Freeland Avenue, Freer Street, Gaynor Street, Gifford Avenue, Gilletta Road, Glenarm Avenue, Glynn Street, Graham Bell Avenue, Griffen Park Road, Haycock Avenue, Hillsborough Road, Howell Crescent, Ira Street, Jana Place, John Davis Road, Kotero Road, Kallu Crescent, Katavich Place, Kimber Hall Avenue, Kingshaven Close, Kinloch Avenue, Kopakopa Lane, Linden Street, Lynfield Place, Malcolm Street, Marion Avenue, Marshall Laing Avenue, May Road, Mayn Avenue, McAlister Place, McGowan Street, Mount Roskill Road, Nash Road, Nirvana Way, Ongaonga Lane, Oxley Avenue, Parfitt Street, Pascoe Street, Penney Avenue, Playfair Road, Radnor Road, Richardson Road, Robson Street, Sally Crescent, Sanft Avenue, Shenandoah Avenue, Stanton Terrace, Subritzky Avenue, Tory Street, Tropicana Drive, Vercoe Street, Vivaldi Place, Webster Avenue, Welsh Street, White Swan Road, William Blofield Avenue, Zambezi Lane, Zamora Lane, and Zeralto Lane, Mount Roskill; Bannister Place, Batkin Road, Brothers Street, Cordelia Place, Dickey Street, Humber Place, Khandallah Place, Laburnum Road, Maioro Street, Marconi Place, Mersey Place, Netherton Street, Peter Mulgrew Street, Rosamund Avenue, Roseville Street, Valonia Street, Westminster Street, and Whittle Place, New Windsor; Budgen Street, and Stranolar Drive, Waikowhai]		
FS85	Raynor McMahon	Oppose	873.245	Kāinga Ora		Urban Environment	Larger rezoning proposal
					Insert Height Variation Controls of 22m and 37m for various business zones in Blockhouse Bay, New Windsor, Mount Roskill and Lynfield . Refer to Appendix 2, Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Boundary Road Blockhouse Bay; Orcades Place, Commodore Drive, and Hillsborough Road Lynfield; Sandringham Road Extension, Stoddard Road, Richardson Road, Dominion Road Extension, Hillsborough Road, Dominion Road, White Swan Road, Ellis Avenue, Glenarm Avenue, and May Road, Mount Roskill] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street,		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.246	Kāinga Ora	Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.247	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in parts of New Lynn, New Windsor, Blockhouse Bay, and Mount Roskill. Refer to Appendix 2 Map 091 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Shoreham Street, Holbrook Street, Tiverton Road, Brabham Place, Pinewood Street, Blockhouse Bay Road, Pitcairn Place, and Miranda Street Avondale; Margate Road, Blockhouse Bay Road, Matata Street, Waianiwa Place, Kendrick Place, Puketea Street, MacLaurin Street, Cleland Crescent, Bolton Street, Tania Place, Taylor Street, Geneva Place, and Terry Street Blockhouse Bay] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Ruahine Street, Miranda Street, Brabham Place, Wolverton Street, Blockhouse Bay Road, Umbriel Lane, Tiverton Road Avondale, Taylor Street, Matata Street, Pitfire Place, Puketea Street, Covic Avenue, Waianiwa Place, and Blockhouse Bay Road Blockhouse Bay]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.248	Kāinga Ora	Apartment Buildings Zone in Three Kings and Royal Oak. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Three Kings, Mount Roskill, Hillsborough, Waikowhai, Epsom, Royal Oak, and Onehunga. Refer to Appendix 2, Map 092 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Buckley Road, and Liverpool Street, Epsom; Anahere Lane, Aramutu Road, Arundel Street, Bel Air Drive, Belfast Street, Budock Road, Farnol Street, Fickling Avenue, Frederick Street, Goodall Street, Gregory Place, Hendry Avenue, Herd Road, Hillsborough Road, Impala Place, Karakia Lane, Kathryn Avenue, Littlejohn Street, Locke Avenue, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Prakash Lane, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Southdown Rail Land, Staveley Avenue, Stephen Lysnar Place, and Sylvester Avenue, Hillsborough; Camellia Place, Hillsborough Road, Melrose Road, Melrose Road East, Rainford Street, Southdown Rail Land, Stamford Park Road, and Vic Butler Street, Mount Roskill; Hilstan Place, Queenstown Road, and Seacliffe Road, Onehunga; Bingley Avenue, and Quentin Avenue, Royal Oak.] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buckley Road, Fairholme Avenue, Gladwin Road, Greenfield Road, Lauchlan Avenue, Lewin Road, Liverpool Street, Manukau Road, Pah Road, Selwyn Road, and Tuperiri Road, Epsom; Albrecht Avenue, Aldersgate Road, Alex Boyd Link, Bel Air Drive, Belfast Street, Budock Road, Carlton Street, Eaton Road, Frederick Street, Goad Crescent, Goodall Street, Haughey Avenue, Hendry Avenue, Herd Road, Hillsborough Road, Hira Way, Impala Place, Kathryn Avenue, Kelsey Crescent, Lilac Grove, Lindsay Place, Littlejohn Street, Locke Avenue, Mah Lane, Marie Avenue, McIlroy Avenue, Millard Street, Noton Road, Oakdale Road, Olsen Avenue, Pallister Drive, Queenstown Road, Raven Avenue, Rogan Street, Rustic Avenue, Staveley Avenue, Stephen Lysnar Place, Sunnyridge Place, Tynor Place, and Viking Avenue, Hillsborough; Baxter Street, Bremner Avenue, Britton Avenue, Camellia Place, Carr Road, Clinker Street, Coleman Avenue, Currie Avenue, Denbigh Avenue, Dominion Road, Florence Daly Place, Fred Woodward Place, Frost Road, Gerrard Street, Gifford Avenue, Glass Road, Halleys Place, Hillsborough Road, James Preston Avenue, May Road, McKinnon Street, Melrose Road East, Memorial Avenue, Milliken Avenue, Molley Green Place, Morrie Laing Avenue, Mount Albert Road, Mount Roskill Road, Nash Road, Radnor Road, Revel Avenue, Richardson Road, Skipper Avenue, Somerset Road, Whitmore Road, and Winstone Road, Mount Roskill; Arthur Street, Aumoana Lane, Bamfield Place, Beachcroft Avenue, Boyd Avenue, Forbes Street, Hilstan Place, Jackson Street, Manukau Road, Normans Hill Road, Pleasant Street, Queenstown Road, Rendcomb Place, Seacliffe Road, Southdown Rail Land, Symonds Street, Trafalgar Street, and Viewland Avenue, Onehunga; Beckenham Avenue, Benville Place, Epworth Avenue, Erson Avenue, Fernleigh Avenue, Goldstine Place, Goodland Street, Gorrie Avenue, Hollywood Avenue, Korma	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.249	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Three Kings, Mount Roskill, Hillsborough and Royal Oak. Refer to Appendix 2, Map 092. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Buckley Road, Epsom; Oakdale Road, Queenstown Road, Hillsborough Road, Belfast Street, and Frederick Street Hillsborough; Richardson Road, McKinnon Street, Dominion Road, Cambrai Avenue, and Mount Albert Road, Mount Roskill; Mount Albert Road, and Manukau Road Royal Oak; Mount Albert Road, and Louvain Avenue Three Kings]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.250	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Royal Oak, One Tree Hill, Onehunga,Oranga, Te Papapa, Greenlane, and Ellerslie. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, One Tree Hill, Onehunga, Oranga, Te Papapa, Greenlane, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paihia Road, Onehunga] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aliford Avenue, Ewenson Avenue, Rockfield Road, Titahi Street, and Wahanui Road, Ellerslie; Konini Road Greenlane; Campbell Road, One Tree Hill; Alfred Street, Amaru Road, Arapuni Avenue, Arthur Street, Athens Road, Blakey Street, Bond Place, Bow Place, Cameron Street, Cardwell Street, Catherine Street, Church Street, Colonel Nixon Street, Cowell Place, Edmonton Avenue, Galway Street, Gambia Place, Gosport Place, Grey Street, Harbour View Terrace, Hardington Street, Hill Street, Hornes Lane, Huapai Street, Hull Place, Jordan Avenue, Jubilee Avenue, Manukau Road, Maria Street, Mariri Road, Maroa Road, Matiere Road, Melville Place, Moana Avenue, Mount Smart Road, Mountjoy Place, Namata Road, Nissan Place, Normans Hill Road, Onehunga Mall, Oranga Avenue, Paihia Road, Park Gardens, Princes Street, Puka Street, Quadrant Road, Roosevelt Avenue, Santos Place, Selwyn Street, Smith Crescent, Southdown Rail Land, Spring Street, State Avenue, Taiere Terrace, Tawa Road, Torokina Place, Trafalgar Street, Treasury Place, Tuata Street, Victoria Street, Waitangi Road, Wallath Road, Waller Street, and Yates Street, Onehunga; Greenpark Road, Rockfield Road, Station Road, and Walls Road Penrose; Haydn Avenue, and Raurenga Avenue, Royal Oak; Captain Springs Road, Curzon Street, Felix Street, Grotto Street, Heretaunga Avenue, and Mays Road, Te Papapa]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.251	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Royal Oak, Oranga, Te Papapa, Ellerslie, and Penrose. Refer to Appendix 2, Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Great South Road, Cawley Street, Stanway Place, Kalmia Street, Sultan Street, and Park Avenue Ellerslie; Mount Smart Road, Waitangi Road, and Manukau Road, Onehunga; Great South Road, Penrose; Manukau Road, Royal Oak; Mays Road, and Captain Springs Road, Te Papapa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.252	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Royal Oak, Onehunga, and Te Papapa. Refer to Appendix 2 Map 093 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Cardwell Street, Grey Street, Quadrant Road, Inkerman Street, Onehunga Mall, Victoria Street, Hill Street, Normans Hill Road, Galway Street, Wade Avenue, Ahuwhenua Crescent, Catherine Street, Southdown Rail Land, Arthur Street, Selwyn Street, Church Street, Waller Street, Alfred Street, Spring Street, Mount Smart Road, Maria Street, Yates Street, Jordan Avenue, Fleming Street, Mariri Road, Cameron Street, Matiere Road, Neilson Street, Trafalgar Street, Rowe Street, Princes Street, Harbour View Terrace, Waiapu Lane, George Terrace, Moana Avenue, Hardington Street, Park Gardens, Newsome Street, Brookfield Avenue, Beachcroft Avenue, Hornes Lane, Paynes Lane, Colonel Nixon Street, Wharangi Street, O'Rorke Street, Pearce Street, Gerrard Beeson Place, Huapai Street, Gloucester Park Road, Cowell Place, Smith Crescent, and Upper Municipal Place Onehunga; Grotto Street, and Heretaunga Avenue, Te Papapa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.253	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Mount Wellington and Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Ellerslie, Mount Wellington, and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Gavin Street, and Wilkinson Road, Ellerslie; Allen Road, Aranui Road, Bailey Road, Barrack Road, Bass Road, Bertrand Road, Boakes Road, Commissariat Road, Cotswold Lane, Everton Place, Fitzgerald Road, Gunson Road, Italia Grove, Jarman Road, Lavas Place, Malone Road, Melton Road, Mount Wellington Highway, Mountain View Mews, Panama Road, Panorama Road, Penrose Road, Portman Road, Price Crescent, Railway Land, Rielly Place, Ruawai Road, Rydal Drive, Simmonds Lane, Skinner Road, Sofs Lane, Sophia Close, Spooner Lane, Whitford Avenue, Wilkie Place, Yee Place, and Young Road, Mount Wellington; Convamore Lane, Ireland Road, Peterson Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.254	Kāinga Ora	Insert Height Variation Controls of 22m, 29m, 37m and 43m for various business zones in Ellerslie, Panmure and Mount Wellington. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Cawley Street Ellerslie] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.255	Kāinga Ora	Insert Height Variation Controls of 18m, 29m, 37m and 43m for various residential zones in Mount Wellington and Panmure. Refer to Appendix 2, Map 094 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Alcock Street, Wilkie Place, Bertrand Road, Panama Road, Boakes Road, Higgs Road, Bass Road, Almond Place, Waipuna Road, Barrack Road, Allen Road, Sophia Close, McCracken Road, Harwood Road, and Rielly Place Mount Wellington; Marine Lane, Waipuna Road East, and Convamore Lane Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Ireland Road, Cleary Road, Railway Land, and Lagoon Drive Panmure; Mount Wellington Highway, Ellerslie-Panmure Highway, and Malone Road Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Italia Grove, Allen Road, Mountain View Mews, Ruawai Road, Commissariat Road, Penrose Road, Aranui Road, Mount Wellington Highway, Wilkie Place, Jarman Road, Gunson Road, Barrack Road, James Walter Place, Panama Road, Waipuna Road, Allright Place, Skinner Road, Price Crescent, Spooner Lane, Young Road, Bertrand Road, McRae Road, Everton Place, Bailey Road, Fitzgerald Road, Malone Road, Simmonds Lane, Boakes Road, Rielly Place, Whitford Avenue, Sofs Lane, Yee Place, Bass Road, Melton Road, Lavas Place, Te Horeta Road, Hamlin Road, Tomuri Place, and Sophia Close Mount Wellington; Ireland Road, Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Penrose Road, Italia Grove, Lynton Road, Aranui Road, Johnston Road, Ruawai Road, Hamlin Road, Mount Wellington Highway, Keate Place, Commissariat Road, Longford Street, Roslyn Road, Tomuri Place, McRae Road, Waipuna Road, James Walter Place, Allright Place, Bean Place, Rayma Place, Whitford Avenue, Carbine Road, Matangi Road, Jarman Road, Price Crescent, Rowlands Avenue, Arthur Brown Place, Sofs Lane, Everton Place, Barrack Road, Skinner Road, Wilson Way, and Stud Way Mount Wellington; Ireland Road, Tide Close, Waipuna Road, and Waipuna Road East, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.256	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Panmure. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington, Panmure, Pakuranga, Pakuranga Heights and Sunnyhills. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Waipuna Road, Mount Wellington; Anthony Place, Aurea Avenue, Browns Avenue, Challinor Street, Dale Crescent, Dayspring Way, Dowling Place, Edgewater Drive, Fremantle Place, Jan Place, Kentigern Close, Kerswill Place, Latham Avenue, Mangos Place, Manor Park, Mattson Road, Millen Avenue, Osprey Street, Pakuranga Road, Pandora Place, Paradise Place, Paul Place, Pelorus Place, Purakau Lane, Raewyn Place, Riverina Avenue, Riverlea Avenue, Roseburn Place, Seven Oaks Drive, Snell Place, South Eastern Highway, Susanne Place, Swan Crescent, Tamaki Bay Drive, Ti Rakau Drive, Tiaka Place, Tiraumea Drive, Undine Street, Wheatley Avenue, Whiti Lane, and Williams Avenue, Pakuranga; Acmena Lane, Alton Terrace, Beechdale Crescent, Blyton Lane, Boys Place, Cardiff Road, Carmel Avenue, Carole Crescent, Chatsworth Crescent, Chevis Place, Downsview Road, Elizabeth Street, Ellesmere Crescent, Ennis Avenue, Fleur Avenue, Gerwyn Place, Glenside Avenue, Gossamer Drive, Goyal Lane, Grammar School Road, Grassways Avenue, Greenhill Crescent, Grove Lane, Heron Place, Jade Avenue, Johns Lane, La Trobe Street, Larne Avenue, Leewood Place, Manapouri Place, Marriott Road, Miramar Place, Nevada Avenue, Okareka Place, Okataina Street, Opal Avenue, Parkview Place, Paulange Place, Pikareka Lane, Pooley Street, Portadown Avenue, Reeves Road, Riverhills Avenue, Rosina Place, Rotoiti Avenue, Te Anau Place, Udys Road, Ussher Place, Waikaremoana Place, Wanaka Place, and Ware Place, Pakuranga Heights; Allenby Road, Armein Road, Bridge Street, Church Crescent, Cove Lane, Dunkirk Road, Finn Place, Kings Road, Queens Road, Riverview Road, Sunset View Road, Thompson Road, Waipuna Road, Waipuna Road East, and Watene Road, Panmure; Blue Gum Rise, Everingham Place, Glenmore Road, Luton Avenue, Meadway, Olena Avenue, Rosca Lane, Trust Place, Wilbur Place, and Willow Way, Sunnyhills]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.257	Kāinga Ora	Insert Height Variation Controls of 22m and 29m, for various business zones in Panmure, Pakuranga and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Reeves Road, Johns Lane, Udys Road, Cardiff Road, Manapouri Place, Ussher Place, and Gossamer Drive,Pakuranga Heights, and Pakuranga Road, Pakuranga] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.258	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in Mount Wellington, Panmure and Pakuranga, and Pakuranga Heights. Refer to Appendix 2, Map 095 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Carbine Road, and Jolson Road, Mount Wellington; Marine Lane, Waipuna Road East, Cove Lane, Convamore Lane, and Finn Place, Panmure] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Swan Crescent, Undine Street, Edgewater Drive, Bennett Road, Tiraumea Drive, Pakuranga Road, Dolphin Street, Kentigern Close, Ayr Road, Palm Avenue, Latham Avenue, Aurea Avenue, Anthony Place, Dale Crescent, Steeple Rise, Seven Oaks Drive, Ti Rakau Drive, Roseburn Place, Browns Avenue, Williams Avenue, Paul Place, Jan Place, Osprey Street, Dowling Place, Pandora Place, Tiaka Place, Bolina Crescent, Mattson Road, Millen Avenue, Tamaki Bay Drive, Snell Place, William Roberts Road, Challinor Street, Dillimore Avenue, Whiti Lane, and South Eastern Highway Pakuranga; Grassways Avenue, Cardiff Road, Lewis Road, Elizabeth Street, Marriott Road, Reeves Road, Glenside Avenue, Grammar School Road, Chevis Place, Udys Road, Carole Crescent, Rosina Place, and Grove Lane Pakuranga Heights; Domain Road, Riverview Road, Kings Road, Caen Road, Church Crescent, Allenby Road, Tripoli Road, Bridge Street, Queens Road, Te Koa Road, Cleary Road, Thompson Road, Ireland Road, Lagoon Drive, Korma Lane, Ngarimu Road, Stewart Avenue, Kahu Road, Matapan Road, Watene Road, Sunset View Road, Te Hana Road, and Basin View Lane, Panmure] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Waipuna Road, Convamore Lane, Waipuna Road East, Marine Lane, and Peterson Road, Panmure]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.259	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Burswood, Pakuranga Heights, Highland Park, Botany Downs, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cambric Place, Channing Crescent, Citation Way, Diosma Place, Gillett Place, Gosford Drive, Kells Place, Kurnell Drive, Lexington Drive, Mirrabooka Avenue, Orinda Close, Photinia Place, Spears Place, St Simon Place, and Voltaire Court, Botany Downs; Atworth Way, Brompton Place, Burswood Drive, Corfield Way, Davington Way, Dulwich Place, Elderberry Road, Fernbrook Close, Foxley Place, Heathridge Place, Ifield Court, Kalgan Place, Kenwick Place, Lutana Place, Midvale Place, Nedlands Place, Robina Court, Sheldon Place, Shenton Place, Tullis Place, and Waylen Place, East Tamaki; Aberfeldy Avenue, Anure Place, Aviemore Drive, Benygloe Place, Bradbury Road, Cairngorm Place, Dalwhinnie Parade, De Quincey Terrace, Eske Place, Gwenand Place, Highland Park Drive, Kincraig Place, Kingussie Place, Lewisham Street, McCahill Views, Pitlochry Place, Veagh Place Highland Park, Bard Place, Bob Charles Drive, Botany Road, Chapel Road, Corta Bella Place, Edgar Pearce Place, Elliot Street, Frank Nobilo Drive, Golfland Drive, Kilkenny Drive, Mirabell Place, Pebble Beach Place, Pegler Drive, San Luis Place, Seneca Court, Simon Owen Place, Trovare Place, Union Road, Vincent Street, Wellington Street, West Fairway, and Westerham Drive, Howick; Amberwood Drive, Annalong Road, Artesia Close, Aviara Court, Bampton Rise, Bantry Court, Belgate Place, Ben Nevis Place, Braystones Place, Camerton Close, Campian Place, Carriage Close, Cherrywood Crescent, Daria Place, Eastridge Court, Edendale Road, Eiger Place, Fieldstone Court, Kilimanjaro Drive, Kingsgate Place, Matterhorn Crescent, Mellick Place, Millhouse Drive, Mt Blanc Place, Northpark Avenue, Orangewood Drive, Pajaro Place, Ravensdale Rise, Santa Ana Drive, Stellamaris Way, Summermist Drive, Tarnica Road, Tralee Terrace, Valnera Close, Whitford Road, Windsong Court, and Winton Court, Northpark; Pakuranga Road, Pakuranga; Archmillen Avenue, Beldon Place, Cascades Road, De Thiery Place, Ennis Avenue, Gossamer Drive, Harford Place, La Trobe Street, Marvon Downs Avenue, Megan Avenue, Ruhanui Lane, Tupaki Place, Walworth Avenue, and Wyman Place, Pakuranga Heights; Hemsway Place, Meadway, and Stanniland Street, Sunnyhills]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.260	Kāinga Ora	Insert Height Variation Controls of 22m, 37m and 43m in various business zones in Pakuranga Heights, Highland Park, North Park and Golflands. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Pigeon Mountain Road, Half Moon Bay; Aviemore Drive, and Fortunes Road, Highland Park; Botany Road, and Ridge Road,Howick; Pakuranga Road, Pakuranga; Reeves Road, and Ussher Place, Pakuranga Heights; Whiteacres Drive, Sunnyhills] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.261	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in Golflands and North Park. Refer to Appendix 2, Map 096 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Solana Court, and Headcorn Place, Botany Downs; Chapel Road, John Lister Close, Mirabell Place, West Fairway, The Green, Botany Road, Huaota Place, Cabaret Way, San Luis Place, Putter Place, Frank Nobilo Drive, Golfland Drive, Corta Bella Place, Jan Higgins Place, Cascades Road, and Trovare Place, Howick; Amberwood Drive, Ben Nevis Place, Anaheim Boulevard, Crescent Hills Court, Matterhorn Crescent, Artesia Close, Travers Place, Stellamaris Way, Orohena Close, San Jose Rise, Kilimanjaro Drive, Vesca Place, Santa Cruz Drive, Pajaro Place, Belsera Court, Santa Ana Drive, Delray Place, Orangewood Drive, Napa Court, Shannon Place, Oakridge Way, Amadeus Place, Campian Place, Cherrywood Crescent, Eiger Place, Astoria Place, Millhouse Drive, Cantora Avenue, Aviara Court, The Mews, and Mt Blanc Place, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Chapel Road, Corta Bella Place, Mirabell Place, Golfland Drive, Bob Charles Drive, Simon Owen Place, The Green, West Fairway, Seneca Court, San Luis Place, Frank Nobilo Drive, Trovare Place, Botany Road, Pebble Beach Place, Putter Place, and Westerham Drive, Howick; Ravensdale Rise, Millhouse Drive, Annalong Road, Eiger Place, Matterhorn Crescent, Stellamaris Way, Pajaro Place, Mellick Place, Tralee Terrace, Yarlside Place, Braystones Place, Ben Nevis Place, Kilimanjaro Drive, Bampton Rise, Mt Blanc Place, Cherrywood Crescent, Kingsgate Place, Valnera Close, Tarnica Road, Amberwood Drive, Aviara Court, Artesia Close, Santa Ana Drive, Napa Court, Campian Place, Camerton Close, Bantry Court, Thirlmere Rise, and Travers Place, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Montecito Place, Bob Charles Drive, Golfland Drive, Chapel Road, Simon Owen Place, Bard Place, Keppoch Court, Ko Lane, Botany Road, Trovare Place, Seneca Court, Kilkenny Drive, Belsomet Place, Howden Lane, and Corta Bella Place, Howick; Ravensdale Rise, Uldale Place, Aspatria Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Braystones Place, Arrathorne Place, Bampton Rise, Tarnica Road, Tralee Terrace, Kilimanjaro Drive, Thirlmere Rise, Ambleside Drive, Camerton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.262	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Howick, Shelly Park and Cockle Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Howick, Somerville, North Park and Cockle Bay. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Advene Road, Cockle Bay Road, Judkins Crescent, Pah Road, Sea View Terrace, and Shelly Beach Parade, Cockle Bay; Somerville Road, Howick;Chisbury Terrace, Estuary Views, John Gill Road, Lastel Place, Pohutukawa Avenue, Sandspit Road, Sunnyview Avenue, and Vale Road,Shelly Park] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bert Wilson Place Cockle Bay, Auden Close, Baird Street, Bronte Place, Cook Street, Covina Place, Drake Street, Four Trees, Gibraltar Street, Jane Eyre Drive, Kayeleen Place, Kerry Dell, Meadowland Drive, Minerva Terrace, Moore Street, Paparoa Road, Sale Street, Tanglewood Place Howick, Ayrshire Place, Clydesdale Avenue, Corriedale Place, Edendale Road, Highgate Place, Kentville Place, Larkin Place, Leicester Parade, Merino Avenue, Nathan Close, Nicholas Road, Perendale Close, Pintner Place, Renway Rise, Sandalwood Place, Simmental Crescent, Whitford Road Northpark.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.263	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of Shamrock Park and North Park. Refer to Appendix 2, Map 097 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Chapel Road, Howick; San Jose Rise, Santa Cruz Drive, Delray Place, The Mews, and Santa Ana Drive, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.264	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Konini and Titirangi. Refer to Appendix 2, Map 099 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Atkinson Road, Daffodil Street, Longfellow Parade, Wirihana Road, and Woodfern Crescent, Titirangi]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.265	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Green Bay and Blockhouse Bay. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Mitchell Street, and Taunton Terrace, Blockhouse Bay; Harrybrook Road, Portage Road Green Bay, Staincross Street, and Takahe Road, Titirangi] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Avonleigh Road, Barron Drive, Bishop Street, Cajero Place, Cliff View Drive, Godley Road, La Rosa Street, Lex Avenue, and Vardon Road, Green Bay]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.266	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Zone in Green Bay. Refer to Appendix 2, Map 100 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Godley Road, Green Bay]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.267	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Blockhouse Bay, Lynfield and Waikowhai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Blockhouse Bay, Lynfield and Waikowhai. Refer to Appendix 2, Map 101 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Blockhouse Bay Road, Blockhouse Bay; Cape Horn Road, Waikowhai; Fairsea Place, Mount Roskill; Godwit Place, Lynfield] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Canberra Avenue, Caronia Crescent, Oriana Avenue, Rangitata Place, and The Avenue, Lynfield; Halsey Drive, James Tyler Crescent, and Stanton Terrace, Mount Roskill]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.268	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Waikowhai, Hillsborough and Mangere Bridge. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hillsborough. Refer to Appendix 2, Map 102 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Aldersgate Road, Hillsborough; Ambury Road,Mangere Bridge; Ben James Drive, Hillsborough Road, Rajan Place, and Saran Place, Mount Roskill] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Hillsborough Road, and Aldersgate Road, Hillsborough; Hillsborough Road, and Rebecca Rise, Mount Roskill]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.269	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere Bridge and Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere Bridge and Favona. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Asics Drive, Dewhurst Place, Favona Road, Forbes Road, Lolim Place, Mary Place, Norana Avenue, Opawa Crescent, Peachwood Place, and Tomes Lane, Favona; Donnell Avenue, Katatai Street, Kingfisher Place, Shayla Place, Walmsley Road, and Waterview Road, Mangere; Church Road, Conifer Lane, Crawford Avenue, Kamaka Road, Kapuka Road, Kiwi Esplanade, Koru Street, Mahunga Drive, McIntyre Road, Mona Avenue, Mountain Road, Ngaio Avenue, Putini Road, Ridgemount Rise, Scott Avenue, Shortt Avenue, Tainui Terrace, Taylor Road, Wallace Road, and Whakahui Lane, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Asics Drive, Cardrona Place, Dewhurst Place, Favona Road, Harania Avenue, and Wakefield Road, Favona; Ceasar Place, Clare Place, Katatai Street, Miller Road, Robertson Road, Roy Douglas Place, Shayla Place, Te Motu Way, Tilberg Street, and Walmsley Road, Mangere; Church Road, Coronation Road, Crawford Avenue, Domain Lane, Domain Road, Dunstall Place, Hastie Avenue, Hocken Place, Kaihua Terrace, Kamaka Road, Kiwi Esplanade, Kohanga Road, Koru Street, Market Cove Road, McIntyre Road, Mikoikoi Crescent, Miller Road, Miro Road, Mountain Road, Patiti Parade, Rimu Road, Scott Avenue, Tanners Road, Taylor Road, Waterfront Road, and Woodward Avenue; Mangere Bridge]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.270	Kāinga Ora	Insert Height Variation controls of 22m and 29m for the Business - Mixed Use Zone in Onehunga. Refer to Appendix 2, Map 103 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga; Crawford Avenue, Coronation Road, Miro Road, Hastie Avenue, and McIntyre Road, Mangere Bridge] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including:Onehunga Harbour Road, Onehunga Mall, Selwyn Street, Neilson Street, and O'Rorke Street; Onehunga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.271	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Favona, Mount Wellington and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Abiru Crescent, Favona Road, Lolim Place, Norana Avenue, Parkstone Place, and Peachwood Place, Favona; Archboyd Avenue, Mangere East] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Meadow Street, Mount Wellington Highway, New Brighton Road, Parry Road, Portage Road, and Walters Road, Mount Wellington; Albert Street, Alexander Street, Avalon Court, Avenue Road, Awa Street, Chelsea Avenue, Church Street, Fairburn Road, Fort Richard Road, Golf Avenue, Haumako Place, High Street, Hutton Street, Jack Browne Place, Jellicoe Street, Kuranui Place, Lippiatt Road, Luke Street, Mangere Road, Middlemore Road, Monterey Avenue, Nelson Street, Ngaio Street, Nikau Road, Nixon Avenue, Papaku Road, Park Avenue, Petrie Place, Princes Street, Pukeora Road, Rodney Street, Ronaki Road, Sturges Avenue, Tahatai Street, Tamaki Avenue, Todd Place, Trenwith Street, Waikare Road, Walmsley Road, and Water Street, Otahuhu]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.272	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Mount Wellington and Otahuhu. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Mount Wellington Highway, and Hillside Road, Mount Wellington; Princes Street, Queen Street, Luke Street, Atkinson Avenue, Station Road, Moa Street, Great South Road, Nikau Road, Huia Road, Albion Road, Marjorie Jayne Crescent, Arataki Lane, Mangere Road, Fort Richard Road, Avenue Road, High Street, Fairburn Road, Ngaio Street, and Nelson Street, Otahuhu] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.273	Kāinga Ora	Insert Height Variation Controls of 18m and 37m for various residential zones in Mount Wellington. Refer to Appendix 2, Map 104 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Panama Road, Sophia Close, and McLennan Road, Mount Wellington] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Mount Wellington Highway, Panama Road, Ryburn Road, Tangata Lane, Sophia Close, and Titiko Place, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.274	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Otahuhu, Mount Wellington, Pakuranga and Otara. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Frank Grey Place, Otahuhu] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Springs Road, East Tamaki; Trenwith Street, and Water Street, Otahuhu; Angus Street, Antrim Crescent, Johnstones Road, Matamata Place, Nairn Place, Oroua Place, Pearl Baker Drive, Perth Street, Springs Road, Tyrone Street, and Valder Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.275	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Neighbourhood Centre Zone in part of Otahuhu. Refer to Appendix 2, Map 105. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Otahuhu]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.276	Kāinga Ora	Insert a Height Variation Control of 18m for part of a non-specified residential zone in Mount Wellington. Refer to Appendix 2, Map 105 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Jolson Road, Mount Wellington]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.277	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in East Tamaki Heights. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of East Tamaki, Greenmount, Huntington Park, Burswood, Golflands, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: East Tamaki Road, East Tamaki; Point View Drive, East Tamaki Heights; Gracechurch Drive, Flat Bush] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Annamoe Place, Anrath Close, Ardkeen Place, Armoy Drive, Attymon Lane, Ballybay Road, Balrath Road, Banville Road, Belcoo Crescent, Brosna Place, Caltra Place, Campile Close, Carousel Crescent, Clavoy Place, Craigavon Drive, Derg Place, Dunloy Place, Erne Crescent, Feeny Crescent, Franshell Crescent, Gilford Place, Glanmire Place, Glastry Close, Gortin Close, Gransna Lane, Guys Road, Hampervale Place, Kalberry Place, Kaseng Place, Kellaway Drive, Kelvin Hart Drive, Kilbaha Close, Kippure Close, Lilybank Crescent, Middlefield Drive, Monash Place, Mordane Place, Premwood Road, Redcastle Drive, Rialto Court, Sayes Close, Shankill Place, Sheddings Lane, Shrule Place, Skip Lane, Smales Road, Snave Place, Srah Place, Thornbury Crescent, Walter Haddrell Crescent, Wando Lane, Wayne Francis Drive, William Woods Court, Willowbank Close, and Zara Court, East Tamaki; Heyington Way, and Point View Drive, East Tamaki Heights; Baltersan Drive, Banshire Close, Barcaldine Road, Borthwick Close, Chapel Road, Cyril French Drive, Dalcross Drive, Duntrune Road, Earlshall Drive, Edzell Close, and Gracechurch Drive, Flat Bush; Armstrong Farm Drive, Bejoy Rise, Brailsford Court, Brooke Ridge Rise, Burnaston Court, Canonbie Place, Chapel Road, Claremont Way, Conacher Close, Dairyland Drive, Delmont Close, Dromora Close, Drumquin Rise, Dunvegan Rise, Eaglemont Drive, Fairbairn Place, Fairfield Lane, Faldo Drive, Gilnockie Close, Golfland Drive, Hinckley Court, Isaac Place, John Brooke Crescent, Keenagh Rise, Kilkenny Drive, Kilsyth Way, Lansell Drive, Limerick Place, Mangerton Lane, Moyrus Crescent, Navan Place, Nephin Place, Newbliss Crescent, Owenbeg Rise, Penwood Close, Pikao Place, Point View Link, Skye Road, Westerham Drive Howick, Anaheim Boulevard, Annalong Road, Etwall Court, Maldon Court, and Santa Ana Drive, Northpark]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.278	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in East Tamaki Heights, Huntington Park, Golflands and Shamrock Park. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including:Chapel Road, Flat Bush] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive, Kellaway Drive, Amera Place, Millington Place, Oneroa Road, Beragh Place, Brittas Place, Kanturk Close, Marlon Lane, St Leger Close, Aclare Place, Wayne Francis Drive, Lushington Place, Kippure Close, Boderg Way, Leixlep Lane, Srah Place, Caltra Place, Cottesmore Place, Sayes Close, Lilybank Crescent, Brinlack Drive, Quartley Place, Halstead Place, Borris Close, Lurgan Drive, Franco Lane, Campile Close, Franshell Crescent, Smales Road, Saidia Place, Aaronville Way, Kaseng Place, and Te Koha Road, East Tamaki; Chapel Road, Flat Bush; Spalding Rise, Montecito Place, Fintona Place, Bob Charles Drive, Moycullien Lane, Ballycullanie Place, Inagh Close, Kilkenny Drive, Limerick Place, Glencullen Place, Glanworth Place, Golfland Drive, Westerham Drive, Ridgefield Lane, Nad Place, Chapel Road, Hinckley Court, Pikao Place, Mulroy Place, Simon Owen Place, Tiger Drive, Maghera Drive, Balbriggan Rise, Keppoch Court, Mohill Place, Bunker Rise, Emyvalie Place, Dannemora Drive, Bard Place, Keenagh Rise, Mullagh Place, Gilnockie Close, Newinn Crescent, Hagen Close, Puma Drive, Nagle Place, Brailsford Court, Ko Lane, Newbliss Crescent, Magee Place, Nier Place, Moyrus Crescent, Claremont Way, Ardagh Place, Tolben Place, Monivea Place, Millisle Place, Botany Road, Athenry Place, Faldo Drive, Carniew Place, Eaglemont Drive, MacNean Drive, Castlemaine Close, Annagary Rise, Newry Close, Mellefont Close, Isaac Place, Moy Place, John Brooke Crescent, Fairfield Lane, Naul Place, Nephin Place, Trovare Place, Magilligan Close, Belsomet Place, Els Close, Howden Lane, Corta Bella Place Howick, Ravensdale Rise, Uldale Place, Keswick Close, Tarnica Road, Aspatria Place, Bowscale Place, Glassonby Road, Caldbeck Rise, Yarlside Place, Arrathorne Place, Ambleside Drive, Bampton Rise, Kilimanjaro Drive, Fencotie Place, Tralee Terrace, Thirlmere Rise, Embleton Close, Cherrywood Crescent, Annalong Road, Amberwood Drive, and Mellick Place Northpark; Ti Rakau Drive, Pakuranga]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					North Park, Shamrock Park, Dannemora and East Tamaki Heights. Refer to Appendix 2, Map 106 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Willowbank Close, William Woods Court, Dunloy Place, Corrofin Drive, Walter Haddrell Crescent, Lilybank Crescent, Gilford Place, Redcastle Drive, Wando Lane, Sheddings Lane, Lamberg Close, Bernish Place, Ballyward Close, Glastry Close, Clavoy Place, Craigavon Drive, Banville Road, Adrigole Place, Verley Rise, Franshell Crescent, Shingleton Lane, East Tamaki Road, Belcoo Crescent, and Feeny Crescent, East Tamaki; Fermanagh Place, Point View Drive, Maureen Close, Sommet Place, Roxborough Place, Fortuna Place, Lavina Court, Alan John Place East Tamaki Heights, and Gracechurch Drive, Flat Bush; Eynsham Court, Penwood Close, Drumquin Rise, Michael Richard Place, Skye Road, Delmont Close, Lansell Drive, Burnaston Court, Hinckley Court, Westerham Drive, Fairbairn Place, Armstrong Farm Drive, Brooke Ridge Rise, Bejoy Rise, Owenbeg Rise, Kinmont Rise, Mangerton Lane, Point View Link, Navan Place Howick, Anaheim Boulevard, Santa Ana Drive, and Maldon Court, Northpark] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Redcastle Drive, Feeny Crescent, Gransna Lane, Rialto Court, Middlefield Drive, Lilybank Crescent, Ardkeen Place, Kaseng Place, Carousel Crescent, Ballybay Road, Kelvin Hart Drive, Wayne Francis Drive, Quartley Place, Smales Road, Kilbaha Close, Shankill Place, Attymon Lane, Caltra Place, Anrath Close, Erne Crescent, Balrath Road, Wando Lane, Huntington Drive, Sayes Close, Srah Place, Guys Road, Sheddings Lane, Armoy Drive, Shrule Place, Brosna Place, Belcoo Crescent, Kellaway Drive, Dunloy Place, Corrofin Drive, Franshell Crescent, Clavoy Place, Campile Close, Gilford Place, St Leger Close, Snave Place, and Verley Rise, East Tamaki; Heyington Way and Point View Drive, East Tamaki Heights; Chapel Road, Flat Bush; Chapel Road, Kilkenny Drive, Armstrong Farm Drive, Conacher Close, Penwood Close, Pikao Place, Moyrus Crescent, Kilsyth Way, Owenbeg Rise, Inagh Close, Newbliss Crescent, Dunvegan Rise, Hinckley Court, Nephin Place, Dairyland Drive, Mullagh Place, Delmont Close, Balbriggan Rise, Dromora Close, Gilnockie Close, Burnaston Court, Navan Place, Drumquin Rise, Westerham Drive, Fairfield Lane, Fairbairn Place, Point View Link, Bejoy Rise, Skye Road, Limerick Place, Brailsford Court, John Brooke Crescent, Claremont Way, Brooke Ridge Rise, Ardagh Place, Lansell Drive, Annagary Rise, Isaac Place, Canonbie Place, Nad Place, Monivea Place, Ridgefield Lane, Keenagh Rise, Eaglemont Drive, and Mangerton Lane, Howick; Annalong Road, Mellick Place, Tralee Terrace, Kingsgate Place, Santa Ana Drive, Artesia Close, Maldon Court, Etwall Court, Napa Court, Anaheim Boulevard, and Bantry Court, Northpark] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Te Irirangi Drive Clover Park, Guys Road, Ardee Close, Kelvin Hart Drive, Armoy Drive, Coleraine Place, Liffey Drive, Morestead Avenue, Leneford Drive, Ardkeen Place, Huntington Drive, Matarangi Road, Cratloe Lane, Haven Drive, Ti Rakau Drive, Carlingford Drive, Kirikiri Lane, Caragh		
FS85	Raynor McMahon	Oppose	873.279	Kāinga Ora	Place, Kilbaha Close, Riplington Road, Amylynn Place, Chapletown Drive, Balla Place, Opito Way, Cellbridge Place, Lissleton Drive,	Height	Residential Height - Technical Elements (storeys to height)
FS85	Raynor McMahon	Oppose	873.280	Kāinga Ora	Insert a Height Variation Control of 18m for the Residential - Mixed Housing Urban Zone in parts of East Tamaki Heights and Dannemora. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including:Fermanagh Place, Maureen Close, Sommet Place, Point View Drive, and Lavina Court, East Tamaki Heights; Eynsham Court, Burnaston Court, Westerham Drive, Armstrong Farm Drive, Michael Richard Place, and Drumquin Rise Howick; Maldon Court, and Anaheim Boulevard, Northpark]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.281	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 107 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Crosties Crescent, Heda Loop, Hirere Road, Lark Lane, Le Coz Road, Saleyard Road, Strachan Road, Whitford Park Road, Whitford-Maraetai Road, and Woodlanding Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.282	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Whitford. Refer to Appendix 2, Map 108 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Woodlanding Road, Strachan Road, Hirere Road, Heda Loop, Lark Lane, Saleyard Road, and Le Coz Road, Whitford]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.283	Kāinga Ora	Apartment Buildings Zone in Favona. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere, Mangere East and Favona. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Opawa Crescent, Favona; Ashmore Place, Austin Brave Place, Calthorp Close, Cullinan Avenue, Curlew Place, Cyclamen Road, Donnell Avenue, Fareti Place, Farnborough Crescent, Fatafehi Place, Hall Avenue, Jaylo Place, Kambalda Street, Kirkbride Road, Kohinoor Avenue, Koko Mews, Korimako Avenue, Lili Chen Way, Manston Road, Masters Place, McKenzie Road, Michelle Place, Miller Road, Naylors Drive, Outrigger Place, Plumley Crescent, Rehua Place, Stardon Place, Tapuwae Way, Tarata Crescent, Umu Place, Walmsley Road, and Westney Road, Mangere; Kapuka Road, Mountain Road, Peng Place, Toatoa Place, and Wallace Road, Mangere Bridge] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Atiu Place, Borlase Lane, Burbridge Road, Cameo Court, Enuamanu Road, Gadsby Road, Harania Avenue, Langiola Drive, Regalwood Place, Royalpark Place, and Wakefield Road, Favona; Agar Place, Alderson Lane, Ansty Place, Ara Reti, Ari Lane, Ashgrove Road, Ashmore Place, Avro Place, Awhina Street, Bader Drive, Bede Place, Bingara Place, Calthorp Close, Cape Road, Caravelle Close, Ceasar Place, Cessna Crescent, Cessna Place, Chine Place, Chingford Close, Cinnamon Road, Comet Crescent, Convair Crescent, Cornwall Road, Corsair Crescent, Court Town Close, Curlew Place, Cyclamen Road, Deborah Place, Desford Place, Dole Place, Donnell Avenue, Duggan Avenue, Electra Place, Elmdon Street, Fairey Place, Fareti Place, Farnborough Crescent, Fatafehi Place, Forbury Place, Friesian Drive, Hall Avenue, Harriet Street, Harvard Place, Harwell Place, Heyford Close, Hinau Road, Humphreys Place, Idlewild Avenue, Ilford Crescent, Imrie Avenue, Jaylo Place, Jordan Road, Kambalda Street, Kanorau Place, Kaokao Lane, Kelburn Lane, Kemble Close, Kenton Lane, Killington Crescent, Kirkbride Road, Kitea Place, Kohinoor Avenue, Korimako Avenue, Lawford Place, Leeson Place, Lympne Lane, Manston Road, Mariner Street, Mascot Avenue, Massey Road, Masters Place, McKenzie Road, Mikasa Place, Miller Road, Molesworth Place, Morewood Lane, Naylors Drive, Nevis Place, Nicola Place, Norton Place, Norwalk Crescent, Novak Place, Orly Avenue, Orville Place, Otaimako Place, Paine Place, Pate Crescent, Peninsula Road, Pershore Place, Pito Place, Plumley Crescent, Prangley Avenue, Proctor Place, Pukaki Road, Purley Place, Retreat Drive, Reward Place, Richard Road, Robertson Road, Rock Daisy Crescent, Roy Douglas Place, Rush Place, Saybrook Place, Secoia Crescent, Shayla Place, Solent Street, Sperry Place, Stardon Place, Staverton Crescent, Tacon Place, Tagata Way, Tarata Crescent, Teo Lane, Thomas Road, Tidal Road, Tilberg Street, Tioro Lane, Tirau Place, Tranent Road, Tua Place, Tussock Avenue, Upwood Place, Valiant Street, Ventura Street, View Road, Vimy Place, Viscount Street, Walmsley Road, Watchfield Close, Wayne Drive, Welby Place, Westney Road, and Windrush Close,	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.284	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Zone in Mangere and Mangere East. Refer to Appendix 2, Map 112 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Idlewild Avenue, Kirkbride Road, McKenzie Road, and Imrie Avenue, Mangere, Wickman Way, Ashley Avenue, and Robertson Road, Mangere East]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.285	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Mangere East, Middlemore, and Otahuhu. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Bicknell Road Favona Archboyd Avenue, Blake Road, Celia Place, Haddon Street, Raglan Street, Skipton Street, Tennessee Avenue, Vine Street, and Wood Avenue, Mangere East; Baldwin Street, Beatty Street, Jane Cowie Avenue, and Jellicoe Street, Otahuhu; Lendenfeld Drive, and Malaspina Place, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Savill Drive, Favona; Cinnamon Road, Colin Street, Massey Road, Rock Daisy Crescent, Tidal Road, and Tussock Avenue, Mangere; Allen Street, Beryl Place, Bodmin Place, Buckland Road, Calvert Avenue, Carnac Place, Chadwick Crescent, Chaplin Street, Cheviot Street, Chisholm Place, Cleek Road, Courtenay Crescent, Daniel Avenue, Driver Road, Earlsworth Road, Eden Street, Ensor Place, Ewart Road, Ferguson Street, Ganges Avenue, Gardiner Grove, Geoffrey Place, George Street, Graeme Avenue, Gray Avenue, Hain Avenue, Hallberry Road, Hardie Street, Henwood Road, Hokianga Street, Jacqueline Place, James Street, John Street, Kairanga Street, Landon Avenue, Lavinia Crescent, Linnet Place, Lotus Lane, Malcolm Place, Massey Road, May Road, Mayflower Close, McBurney Place, Miami Street, Moffitt Place, Raglan Street, Robertson Road, Robyn Place, Rod Place, Rosella Road, Royton Avenue, Staines Avenue, Steven Street, Tennessee Avenue, Thompson Street, Tiari Place, Vine Street, Viola Avenue, Von Sturmer Street, Walter Street, Wedgwood Avenue, William Street, Winthrop Way, and Yates Road, Mangere East; Beatty Street, Chelsea Avenue, Cracroft Street, Great South Road, Jane Cowie Avenue, Jellicoe Street, Mangere Road, McDonald Place, Middlemore Road, Nelson Street, and Tamaki Avenue, Otahuhu; Ashlynne Avenue, Barrie Avenue, Buckland Road, Cambourne Road, Camden Place, Coates Road, Deepak Lane, Deering Place, Dewan Lane, Franklin Avenue, Glenmary Place, Gordon Road, Grange Road, Gray Avenue, Great South Road, Landon Avenue, Lansdown Avenue, Laureston Avenue, Lochinver Road, Malaspina Place, McCullough Avenue, McDonald Road, McLean Avenue, Middlemore Crescent, Milton Road, Nogat Avenue, Omana Road, Park Avenue, Peverill Crescent, Phoenix Place, Picton Street, Portage Road, Rangitoto Road, Rosebank Road, Ross Avenue, Shirley Road, Station Road, Swaffield Road, Trimmer Terrace, Troon Place, and Woolfield Road, Papatoetoe]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.286	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Papatoetoe, Mangere East, Middlemore and Otahuhu. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Savill Drive, Favona; Massey Road, Wickman Way, Rosella Road, Yates Road, Miami Street, Gray Avenue, and Graeme Avenue, Mangere East; Cracroft Street, Jellicoe Street, Great South Road, Mangere Road, Ngaio Street, and Nelson Street, Otahuhu; Swaffield Road, and Gray Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.287	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Building Zone in Papatoetoe. Refer to Appendix 2, Map 113 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Ashlynne Avenue, Station Road, Reeves Avenue, Coronation Road, Gordon Road, Peverill Crescent, Woolfield Road, Shirley Road, Detro Street, Rangitoto Road, Norfolk Place, Glenmary Place, Coates Road, Otaki Lane, Spring Street, St George Street, Trimmer Terrace, Paton Avenue, Kolmar Road, Jennifer Place, Gray Avenue, Barrie Avenue, Hillcrest Road, Allen Avenue, Dunnotar Road, Nogat Avenue, Phoenix Place, McLean Avenue, Swaffield Road, Omagh Avenue, and Rosebank Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.288	Kāinga Ora	Rezone the Coastal - Coastal Transition Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Middlemore. Refer to Appendix 2, Map 113 of the submission.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.289	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Kimpton Road, and Stonex Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alexander Crescent, Ashton Avenue, Bairds Road, Berrett Place, Blampied Road, Bolton Place, Bond Street, Capstick Road, Carey Place, Clarkson Crescent, Clayton Avenue, Clyde Road, Cobham Crescent, Cooper Crescent, Cosmo Place, Craig Place, Crown Crescent, Dairy Road, Dawson Road, Doughty Place, East Tamaki Road, Edward Avenue, Eileen Lane, Everitt Road, Ferguson Road, Fisher Crescent, Flat Bush Road, Flinders Place, Franich Street, Franklyne Road, Garrett Place, Grant Avenue, Grundy Place, Gubb Place, Hamill Road, Harwood Crescent, Haumia Way, Hills Road, Johnstones Road, Largo Lane, Lawrence Place, Leslie Place, Lester Lane, Nola Crescent, Otara Road, Palermo Place, Pearl Baker Drive, Preston Road, Ravenna Way, Ross Avenue, Springs Road, Stainton Place, Tate Place, Terry Place, Tindall Crescent, Tosca Place, Valder Avenue, Velvet Crescent, Waipapa Crescent, Whitley Crescent, and Williams Crescent, Otara; Alexander Avenue, Allenby Road, Avis Avenue, Bernard Street, Birdwood Avenue, Brooklyn Avenue, Carlie Street, Carruth Road, Caspar Road, Central Avenue, Cornwall Road, Dingwall Place, Dryden Avenue, East Tamaki Road, Esperanto Road, Fraser Road, Fyfe Avenue, Glen Avenue, Great South Road, Guide Place, Hamilton Road, Huia Road, Kakaho Way, Kimpton Road, Kolmar Road, Lloyd Avenue, Mangarata Avenue, Margan Avenue, Matawaka Lane, Matuhi Grove, Matuku Place, Morris Avenue, Motatau Road, Nicholson Avenue, Omana Road, Overton Road, Pamir Road, Parera Place, Parson Lane, Pembroke Street, Philip Street, Plymouth Place, Pukeko Place, Rangitoto Road, Regent Street, Scott Road, Sean Fitzpatrick Place, Shahkot Way, St George Street, Stonex Road, Sunnyside Crescent, Sutton Crescent, Tui Road, Tukutuku Lane, Victory Road, Warou Way, Warwick Avenue, Watson Place, Wentworth Avenue, Weston Avenue, Wilmay Avenue, and Wilmshurst Avenue, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.290	Kāinga Ora	Insert a Height Variation Control of 22m for the parts of the Business - Neighbourhood Zone in Papatoetoe and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Everitt Road, East Tamaki Road, Pearl Baker Drive, Johnstones Road, Velvet Crescent, and Ashton Avenue, Otara; Great South Road, and Kimpton Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.291	Kāinga Ora	Insert Height Variation Controls of 18m, 29 and 37m for various residential zones in Papatoetoe, Clover Park and Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Awatere Street, Preston Road, Waimate Street, Piako Street, Clutha Crescent, Aria Place, Boundary Road, and Flat Bush Road, Otara, Pembroke Street, Caspar Road, Dennis Road, Bruce Place, Ranum Road, Tui Road, Pamir Road, Esperanto Road, Thorn Place, and Lloyd Avenue, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Omagh Avenue, Coronation Road, Weston Avenue, Kakaho Way, Wentworth Avenue, Margan Avenue, Rangitoto Road, St George Street, Norfolk Place, Kolmar Road, Dryden Avenue, Shirley Road, Wilmay Avenue, Coates Road, Paton Avenue, Oakland Avenue, Glen Avenue, Warwick Avenue, Shahkot Way, Dunnotar Road, Kingswood Road, Carruth Road, Central Avenue, Guide Place, and Detro Street, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Caspar Road, Lloyd Avenue, Pamir Road, Esperanto Road, Brooklyn Avenue, Dennis Road, Pembroke Street, and Thorn Place, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.292	Kāinga Ora	Insert a Height Variation Control of 22m for the Special Purpose - Māori Purpose Zone in Otara. Refer to Appendix 2, Map 114 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Alexander Crescent, and Otara Road, Otara]	Height	Height response - other zones

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.293	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Chapel Downs, Donegal Park, Otara, Ormiston, Flatbush and Mission Heights. Refer to Appendix 2, Map 115 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Te Irirangi Drive, Clover Park; Accent Drive, Agapanthus Place, Alvre Place, Breon Place, Bushpark Place, Cambrian Crescent, Dione Place, Erica Road, Glasson Avenue, Hampervale Place, Heidi Crescent, Magnolia Place, Maypark Crescent, Middlefield Drive, Pertosa Drive, Savona Drive, Spenbrooke Road, and Wayne Francis Drive, East Tamaki; Ainwick Road, Amon Avenue, Argento Avenue, Arranmore Drive, Aster Place, Aviano Close, Ballindrait Drive, Baverstock Road, Beggs Way, Bezar Place, Birchlands Road, Blowers Place, Bowmore Close, Bridgefield Crescent, Broadhurst Road, Broberg Lane, Bronwylian Drive, Brookview Drive, Bruckless Drive, Cahir Place, Caldecote Place, Camith Close, Carrick Glen Avenue, Carrickdawson Drive, Cashmore Place, Chapel Road, Charlestown Drive, Citron Court, Clady Drive, Clomell Drive, Coachman Drive, Concepts Way, Conti Drive, Coolaghy Drive, Courtvale Place, Cousins Road, Creeve Place, Cyril French Drive, Danielle Place, Darion Drive, Dawson Road, Deerfield Place, Donegal Park Drive, Dowd Place, Dromoland Drive, Drumston Place, Dunkineely Road, Dunoon Close, Duntrune Road, Eastland Road, Edingale Court, Elwyn Close, Eric Rush Place, Eroni Clarke Close, Farmdale Court, Fernloche Place, Flat Bush School Road, Fong Road, Frank Bunce Grove, Friar Close, Geranium Avenue, Gerolds Place, Glen Osborne Terrace, Gortnest Place, Gracechurch Drive, Greenbrooke Drive, Gretton Court, Hansworth Place, Hawkley Close, Helianthus Avenue, Hikuawa Road, Howith Street, Hughs Way, Ian Jones Court, Janway Avenue, Jeffs Road, Jerpoint Drive, John Broad Place, Karson Place, Kawa Drive, Kensway Drive, Kerrykeel Drive, Kestev Drive, Kildare Road, Killarney Drive, Kira Road, Ksenia Drive, Listack Drive, Lorenzo Way, Louis Braille Lane, Malahide Drive, Manchester Drive, Mandival Avenue, Manning Rise, Marc Ellis Place, McCathie Drive, McKittrick Avenue, Medvale Avenue, Michael Jones Drive, Monique Place, Multose Drive, Murphys Road, Noble Court, Norwood Drive, Nuneaton Drive, Oakhurst Avenue, Oakville Avenue, Olga Road, Ormiston Road, Oswald Close, Pennygale Close, Plantation Avenue, Powercourt Drive, Quattro Avenue, Reno Way, Riviera Drive, Robin Brooke Drive, Rohi Place, Roseborough Place, Ruia Road, Sai Street, Sambrooke Crescent, Schoombie Drive, Seresin Crescent, Shandon Street, Shelby Lane, Silvana Drive, Silverwood Drive, Skelligs Drive, Slipper Avenue, Springside Drive, Stancombe Road, Stonebrooke Lane, Stornaway Drive, Sunglade Grove, Sunshine Lane, Sycamore Street, Thyme Court, Timmer Road, Tinturn Place, Titchmarsh Crescent, Tofane Lane, Tonu'U Court, Topland Drive, Tsar Court, Urney Drive, Valderama Drive, Vidiri Court, Villarosa Lane, Walter Little Way, Warren Way, Watersfield Place, Whetstone Road, Woodberry Drive, and Yulia Road, Flat Bush; Bahama Place, Belinda Avenue, Caserta Place, Dawson Road, Flat Bush Road, Jodie Place, Norrie Smith Avenue, Othello Drive, Penion Drive, Ravenna Way, Serai Place, Serenity Place, and Zelda Avenue, Otara]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.294	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Donegal Park. Refer to Appendix 2, Map 115. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Carrickdawson Drive, Castlebane Drive, Donegal Park Drive, Freshland Drive, Hikuawa Road, Ksenia Drive, Puruatanga Drive, Raumaota Road, and Repehina Road, Flat Bush]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.295	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at East Tamaki, Flat Bush, and Ormiston. Refer to Appendix 2, Map 115. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Te Irirangi Drive, Clover Park; Bishop Lenihan Place, Bishop Dunn Place, and Ormiston Road East Tamaki; Florence Carter Avenue, Chapel Road, Arranmore Drive, Murphys Road, and Te Irirangi Drive, Flat Bush]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.296	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Flat Bush and Ormiston. Refer to Appendix 2, Map 116 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jeffs Road, Seresin Crescent, Norwood Drive, Mandeville Avenue, and Silvana Drive, Flat Bush]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.297	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Kawakawa Bay. Refer to Appendix 2, Map 117. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clevedon Kawakawa Road, Kawakawa Bay Coast Road, and Kawakawa-Orere Road, Clevedon; Banks Road, Bertram Road, Clevedon Kawakawa Road, Cottonwood Place, Ferndale Drive, Karaka Road, Karawa Place, Mihaka Road, and Rautawa Place, Kawakawa Bay]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.298	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Ihumātao. Refer to Appendix 2, Map 118. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Oruarangi Road, Mangere]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.299	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Mangere. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Mangere. Refer to Appendix 2, Map 119 of the submission. Note that part of this map includes the light rail exclusion area which is addressed in a separate submission point. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chayward Place, Jaylo Place, Naylors Drive, Nga Waka Place, Shah Lane, Sid Place, and Waldos Way, Mangere.] [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Brunswick Rise, Cyclamen Road, Fitchburg Place, Peninsula Road, and Secoia Crescent, Mangere]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.300	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Puhinui and Paptoetoe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Burrell Avenue, and Noel Burnside Road, Manukau Central; Alabaster Drive, Caringbah Drive, Claude Avenue, Ferndown Avenue, Heathberry Close, Hillside Road, Lismore Place, Narada Place, Olive Crescent, Puhinui Road, and Selfs Road, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alabaster Drive, Chestnut Road, Fenton Street, Ferndown Avenue, Gifford Road, Heathberry Close, Hillcrest Road, Hillside Road, Kenderdine Road, Komako Place, Margaret Road, Orona Way, Pah Road, Ramsey Street, Sabi Place, Sumner Street, Tutere Road, Vigo Place, and Wyllie Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.301	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Puhinui and Paptoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Pah Road, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.302	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Puhinui and Papatoetoe. Refer to Appendix 2, Map 120 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Station Road, Reeves Avenue, Wyllie Road, Kenderdine Road, Ramsey Street, Shirley Road, Reseda Place, Detro Street, Rangitoto Road, Norfolk Place, Hill Road, Coronation Road, Fenton Street, Cambridge Terrace, Hooker Place, Hillside Road, St George Street, Hillcrest Road, Kohuora Lane, Romford Road, Paton Avenue, Kolmar Road, Allen Avenue, Dunnotar Road, Verdi Street, and Wallace Road, Papatoetoe]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.303	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Papatoetoe, Puhinui, and Manukau. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manukau, Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Plunket Avenue, Manukau Central; Atkinson Avenue, Ballance Avenue, Brett Avenue, Clendon Avenue, Freyberg Avenue, Puhinui Road, Ranfurly Road, Seddon Avenue, Stafford Avenue, and Tukutuku Lane, Papatoetoe] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Almay Place, Arden Court, Astral Place, Chamade Place, Charntay Avenue, Coty Place, Courant Place, Derrimore Heights, Diorella Drive, Espada Place, Eterna Place, Greenstone Place, Jontue Place, Juvena Place, Leila Place, Pulman Place, Sandrine Avenue, Sena Place, Seton Place, Shalimar Place, Sikkim Crescent, Te Irirangi Drive, Townley Place, and Ulay Place, Clover Park; Ancona Lane, Andover Way, Banksia Place, Boeing Place, Chieftain Rise, Everglade Drive, and Piper Place, Goodwood Heights; Amethyst Place, Birchlea Rise, Druces Road, Great South Road, Inverell Avenue, Ixia Place, Kerrs Road, Laurelia Place, Leith Court, Norman Spencer Drive, Plunket Avenue, Rata Vine Drive, Redoubt Road, Topaz Place, Trevor Hosken Drive, Wallson Crescent, and Wilisa Rise, Manukau Central; Boundary Road, Israel Avenue, Othello Drive, Preston Road, Rimini Place, and Vetori Place, Otara; Albert Road, Allenby Road, Avis Avenue, Birdwood Avenue, Bledisloe Street, Brooklyn Avenue, Buckingham Crescent, Carolyn Street, Carruth Road, Caspar Road, Edorvale Avenue, Elizabeth Avenue, Esperanto Road, Fairview Road, Fitzroy Street, Grande Vue Road, Grantham Road, Grayson Avenue, Great South Road, Hayward Road, Holden Place, King Street, Landscape Road, Mahon Place, Maunu Road, Papahou Lane, Papahou Lane Lane, Pembroke Street, Philip Street, Puhinui Road, Reagan Road, Regent Street, Rito Place, Tavistock Street, Thorn Place, Victoria Road, Windoma Circle, Winspear Place, and York Road, Papatoetoe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Waipuhinui Way, Sun Orchid Avenue, Mahalo Avenue, Great South Road, Aperira Lane, Pacific Events Centre Drive, Coral Tree Avenue, and Laurelia Place, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including:Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin Place, Zircon Place, Taruna Lane, Inverell Avenue, Lambie Drive, Rara Lane, Clist Crescent, Wiri Station Road, Gladding Place, and		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.304	Kāinga Ora	Celadon Place, Manukau Central; Puhinui Road, Reagan Road, Pettit Place, Brooks Way, Fitzroy Street, Carruth Road, Carolyn Street,	Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Otara, Clover Park, and Chapel Downs. Refer to Appendix 2, Map 121 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Fairchild Avenue, and Boeing Place, Goodwood Heights; Iliad Place, Kerrs Road, Inverell Avenue, Trevor Hosken Drive, Amethyst Place, Redoubt Road, Druces Road, Topaz Place, and Ixia Place, Manukau Central; Vetori Place, Awatere Street, Rimini Place, Preston Road, Boundary Road, Waimate Street, Piako Street, Aria Place, Israel Avenue, Clutha Crescent, Iota Place, and Flat Bush Road, Otara; Caspar Road, Pamir Road, Thorn Place, Esperanto Road, and Pembroke Street, Papatoetoe] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Landscape Road, Fairview Road, Wallace Road, Kakaho Way, Grande Vue Road, Hayward Road, Kenderdine Road, Rangitoto Road, St George Street, Norfolk Place, Cambridge Terrace, Miles Avenue, Evelyn Street, Wilmay Avenue, Mahon Place, Paton Avenue, Glen Avenue, Kolmar Road, Warwick Avenue, Dunnotar Road, Carruth Road, and Central Avenue, Papatoetoe] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Sikkim Crescent, Diorella Drive, Espada Place, Te Irirangi Drive, Charntay Avenue, Seton Place, Sena Place, Almay Place, Courant Place, Arden Court, Leila Place, Townley Place, Pulman Place, Chamade Place, Sandrine Avenue, Astral Place, Juvena Place, Jontue Place, Shalimar Place, Coty Place, Greenstone Place, Ultima Place, Ulay Place, Eterna Place, and Derrimore Heights, Clover Park; Boeing Place, Goodwood Heights; Granite Place, Inverell Avenue, Great South Road, Trevor Hosken Drive, Druces Road, Islay Place, Zircon Place, Plunket Avenue, Ixia Place, Topaz Place, Marble Place, Pacific Events Centre Drive, Iona Place, Redoubt Road, Amethyst Place, Kerrs Road, Celadon Place, and Iliad Place, Manukau Central; Boundary Road, Waimate Street, Preston Road, Vetori Place, Othello Drive, Rimini Place, and Iota Place, Otara; Victoria Road, Grantham Road, Reagan Road, Pettit Place, Holden Place, Carruth Road, Fitzroy Street, Bledisloe Street, King Street, Puhinui Road, Avis Avenue, Allenby Road, Buckingham Crescent, Carolyn Street, York Road, Regent Street, Lipscombe Avenue, Rito Place, Caspar Road, Elizabeth Avenue, Lloyd Avenue, Hayward Road, Great South Road, Windoma Circle, Pamir Road, Esperanto Road, Brooklyn Avenue, Isola Place, Winspear Place, Thorn Place, Ranfurly Road, Meadowcourt Drive, Tavistock Street, Wallace Road, Dennis Road, Pembroke Street, Edorvale Avenue, Papahou Lane, Maunu Road, Albert Road, Landscape Road, and Birdwood Avenue, Papatoetoe]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.305	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including:Diorella Drive, Sikkim Crescent, Te Irirangi Drive, Sandrine Avenue, Jontue Place, Almay Place, Juvena Place, Astral Place, Seton Place, Ulay Place, Shalimar Place, Pulman Place, and Coty Place, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Lakewood Court, Druces Road, Trevor Hosken Drive, Norman Spencer Drive, Wilisa Rise, Leith Court, Tuaiwi Street, Redoubt Road, Great South Road, Tuhono Street, Haroto Street, Islay Place, Ihaka Place, Kotuitui Street, Tangai Lane, Manga Street, Tourmalin	Height	
					Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rata Vine, Goodwood Heights, Chapel Downs, Clover Park and Donegal Park. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Aspiring Avenue, Charntay Avenue, Constance Place, Derrimore Heights, Diorella Drive, Eterna Place, Greenstone Place, Hollyford Drive, Kepler Place, Kylie Court, Leila Place, Libnai Avenue, Lowburn Place, Lyell Court, Mataura Place, Oreti Place, Rakaia Rise, Rochas Place, Rosewood Place, Rotoma Rise, San Martin Place, Santa Monica Place, Sentosa Place, and Te Irirangi Drive, Clover Park; Alta Terrace, Carrick Glen Avenue, Darnell Crescent, Dawson Road, Dillon Crescent, Dissmeyer Drive, Drumbeg Close, Glenlea Place, Hilltop Road, Innisowen Place, Lema Place, Liscooly Place, Matthews Road, Raphoe Road, Sidey Avenue, and Thomas Road, Flat Bush; Everglade Drive, Flamingo Court, Goodwood Drive, Kingsclere Place, and Palmetto Place, Goodwood Heights; Redoubt Road, Manukau Central; Boundary Road, Israel Avenue, Maytime Street, Othello Drive, Serrano Place, Treviso Place, and Zelda Avenue Otara]		
FS85	Raynor McMahon	Oppose	873.306	Kāinga Ora		Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.307	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Chapel Downs, Donegal Park and Flat Bush. Refer to Appendix 2, Map 122. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Aklander Rise, Annmarie Avenue, Ballyliffin Drive, Bunbeg Crescent, Bunlin Road, Canna Street, Carrick Glen Avenue, Carrickdawson Drive, Castlebane Drive, Charlestown Drive, Cloonlyon Drive, Cooladawson Drive, Donegal Park Drive, Downpatrick Drive, Drumaness Road, Drumbuoy Drive, Drumconnell Drive, Dunaff Place, Dungloe Avenue, Elevation Street, Greenan Drive, Gurtin Road, Hikuawa Road, Lavey Road, Lime Hill Rise, Long George Drive, Murphys Park Drive, Murphys Road, Pae Lane, Piki Street, Pukanui Avenue, Rakiraki Place, Repehina Road, Ripa Street, Rossbeg Lane, Salvia Lane, Tahere Road, Tannaghmore Drive, Teitei Rise, Thomas Road, Tir Conaill Avenue, and Tiro Street, Flat Bush; Redoubt Road, Manukau Central]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.308	Kāinga Ora	Insert Height Variation Controls of 22m and 37m for various business zones in Rata Vine, Clover Park and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Dissmeyer Drive, and Thomas Road, Flat Bush; Mahalo Avenue, Pacific Events Centre Drive, and Great South Road Manukau Central, Othello Drive, Otara] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.309	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Goodwood Heights and Chapel Downs. Refer to Appendix 2, Map 122 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Redoubt Road, and Wilisa Rise, Manukau Central; Chieftain Rise, Boeing Place, Fairchild Avenue, De Havilland Drive, Piper Place, and Andover Way, Goodwood Heights] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Derrimore Heights, Diorella Drive, Eterna Place, Espada Place, Te Irirangi Drive, Charntay Avenue, Constance Place, Rochas Place, Courant Place, Leila Place, Townley Place, Chamade Place, Monde Place, Sandrine Avenue, Sentosa Place, Shalimar Place, Greenstone Place, Coty Place, Ulay Place, Santa Monica Place, and Hollyford Drive, Clover Park; Boeing Place, Flamingo Court, Everglade Drive, Andover Way, Chieftain Rise, Banksia Place, Ancona Lane, and Piper Place, Goodwood Heights; Waheguru Lane, Redoubt Road, Birchlea Rise, Wilisa Rise, Pacific Events Centre Drive, and Great South Road, Manukau Central; Boundary Road, and Othello Drive, Otara] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Sikkim Crescent, Juvena Place, Monde Place, Rochas Place, Diorella Drive, and Derrimore Heights, Clover Park; Boeing Place, Chieftain Rise, Fairchild Avenue, and Andover Way, Goodwood Heights; Wilisa Rise, and Redoubt Road, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.310	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Flat Bush. Refer to Appendix 2, Map 123. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Annemarie Ave, Redoubt Road, Long George Drive, Flat Bush.]	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.311	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone at Clevedon. Refer to Appendix 2, Map 124. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beckby Way, Benjamin Place, Clevedon Kawakawa Road, Hyde Road, Kaihuia Lane, Mark Williams Place, Monument Road, Munro Oak Lane, North Road, Nukuao Lane, Papakura-Clevedon Road, Te Rau Way, Thorps Quarry Road, Tuawa Lane, and Twilight Road, Clevedon]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.312	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Homai. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park, Rowandale, Burbank, Homai, Wiri, Hillpark, Manurewa and Leabank. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Maplesden Drive, Robert Ross Place, and Robert Skelton Place, Clendon Park; Brouder Place, Sime Road, and Tampin Road, Hill Park; Adina Lane, Alicante Avenue, Begonia Place, Costar Place, Duin Lane, Enid Place, Fay Close, Great South Road, Isbister Lane, Manresa Close, McVilly Road, Paloma Court, Rata Vine Drive, Sagar Lane, and Totara Meadows Court, Manukau Central; Adams Road, Addington Avenue, Balfour Road, Bedlington Avenue, Beeston Crescent, Bettina Place, Bowater Place, Brent Place, Brentford Place, Browns Road, Buller Crescent, Burbank Avenue, Burundi Avenue, Cambridge Road, Clark Street, Claymore Street, Clendon Place, Coles Place, Coxhead Road, Dagenham Street, Deveron Road, Dreadon Road, Eddowes Street, Feasegate Street, Frances Street, Friedlanders Road, Frobisher Way, Funnell Place, Garth Place, Gibbs Road, Glennis Place, Gloucester Road, Great South Road, Halsey Road, Harrow Place, Heybridge Street, Hywell Place, Jellicoe Road, John Walker Drive, Jutland Road, Kent Road, Kern Place, Kerrydale Road, Kirton Crescent, Kita Road, Lomas Place, Lyndon Place, Maich Road, Maida Vale, Marr Road, Martin Road, Maungarua Lane, McKean Avenue, Montilla Place, Morrin Street, Mountfort Street, Naomi Place, Neems Place, Orams Road, Oxford Road, Poutini Place, Primrose Place, Rangataua Place, Romney Place, Roscommon Road, Rowandale Avenue, Russell Road, Ruth Street, Sealord Place, Sharland Avenue, Stella Place, Sturdee Road, Sunlands Drive, Surrey Street, Swallow Drive, Tamworth Close, Thompson Terrace, Ti Kouka Lane, Tui Crescent, Weymouth Road, William Avenue, and Wordsworth Road, Manurewa.]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.313	Kāinga Ora	Insert a Height Variation Control of 22 metres for the Business - Neighbourhood Centre Zone in parts of Leabank, Manurewa, Homai, Wiri and Hillpark. Refer to Appendix 2, Map 128. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Laurelia Place, Manukau Central; Weymouth Road, Gloucester Road, Russell Road, Sharland Avenue, Great South Road, and Halsey Road, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.314	Kāinga Ora	Insert Height Variation Controls of 18m, 29m and 37m for various residential zones in parts of Manurewa and Wiri. Refer to Appendix 2, Map 128 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Amethyst Place, Kerrs Road, and Trevor Hosken Drive, Manukau Central] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Maich Road, Jellicoe Road, Russell Road, Weymouth Road, James Road, Percival Street, Corin Avenue, Frances Street, Great South Road, Buller Crescent, Dreadon Road, Coxhead Road, Kanga Lane, Rondorlyn Place, Lupton Road, Rosemary Lane, Halsey Road, Bowater Place, Clendon Place, Beatty Avenue, Kay Road, and Ruth Street, Manurewa] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Druces Road, Trevor Hosken Drive, Amethyst Place, Kerrs Road, Celadon Place, and Zircon Place, Manukau Central]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.315	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Hillpark. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa, Hillpark, Manurewa East and Randwick Park. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Collie Street, David Avenue, Jill Place, Kahurangi Place, Lawrence Crescent, Lynmore Drive, Patricia Place, and Vista Place, Hill Park; Orams Road, Manurewa] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alfriston Road, Alfriston; Brouder Place, Collie Street, David Avenue, Dennis Avenue, Earls Court, Frank Place, Freshney Place, Grande Vue Road, Hill Road, Iorangi Place, Kahurangi Place, Kelvyn Grove, Lawrence Crescent, Lynmore Drive, Patricia Place, Rothery Road, Scenic Drive, Sime Road, Tampin Road, Tomlinson Street, and Walpole Avenue, Hill Park; Rata Vine Drive, Manukau Central; Alfriston Road, Arthur Road, Botanic View, Bowater Place, Bowen Street, Brough Road, Browning Street, Churchill Avenue, Claude Road, Ellen Street, Fleming Street, Great South Road, Hillcrest Grove, Hyde Street, Index Place, Knights Drive, Knox Road, McAnnalley Street, McDougall Street, Norm Pellow Drive, Orams Road, Puriri Road, Saralee Drive, Scotts Road, Short Street, Tui Crescent, and Whitbourne Heights, Manurewa; Magic Way, Shifnal Drive, Skelton Avenue, Sonterra Close, and Villino Place, Randwick Park; Hill Road, The Gardens]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.316	Kāinga Ora	Insert Height Variation Controls of 22m and 29m for various business zones in Manurewa and Hillpark. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Grande Vue Road Hill Park, Myers Road, and Great South Road, Manurewa] [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.317	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Clendon Park and Leabank. Refer to Appendix 2, Map 130 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Barneys Farm Road, Hatherley Place, Kennington Drive, Martha Lane, Palmers Road, Taitimu Drive, and Weymouth Road, Clendon Park; Albertson Place, Belleek Close, Bowater Place, Buller Crescent, Castlefinn Drive, Claymore Street, Coxhead Road, Friedlanders Road, Glenveagh Park Drive, John Walker Drive, Kita Road, Landette Road, Mountfort Street, Puriri Road, Rako Place, Tamworth Close, Thompson Terrace, and Weymouth Road, Manurewa; Damian Way, Leaver Place, Mahia Road, and Weymouth Road, Weymouth]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.318	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Buildings Zone in Takanini. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Conifer Grove, Waiata Shores, Leabank, Manurewa, Takanini, Addison, and Longford Park. Refer to Appendix 2, Map 131 [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, and Walter Strevens Drive Conifer Grove; Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, and Totara Road Manurewa; Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue, Takanini] inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bacardi Place, Balgowan Terrace, Brylee Drive, Challen Close, Chibnall Place, Corolu Place, Cunningham Place, Gaylord Place, Gloaming Place, Gosper Road, Great South Road, Kamulla Court, Kawe Marie Lane, Keywella Drive, Kindergarten Drive, Nganui Avenue, Orford Lane, Orona Place, Palando Place, Pepene Avenue, Periko Way, Perotti Place, Rountree Place, Sharivari Place, Syntax Place, Te Awapu Crescent, Te Napi Drive, Verner Place, Waiari Road, Waituarua Drive, Walter Strevens Drive Conifer Grove, Fields Road, Grebe Street, Mahia Road, Puriri Road, Rimu Road, Tawa Crescent, Totara Road Manurewa, Aero Place, Aeronautic Road, Airfield Road, Anton Place, Arion Road, Berwyn Avenue, Biplane Street, Clarice Place, Dalray Avenue, Divide Loop, Gum Spear Road, Hihi Avenue, Hollowout Street, Kaki Lane, Kapia Drive, Kauri Drive, Longford Park Drive, Manuroa Road, Moho Lane, Moss Crescent, Old Park Place, Pateke Drive, Peerless Avenue, Porchester Road, Rere Close, Soaring Bird Drive, Taka Street, Takanini Road, Takanini School Road, Tete Lane, Treestump Road, Tribute Loop, Waione Court, Whakarato Way, and Yatterina Avenue Takanini]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.319	Kāinga Ora	Insert a Height Variation Control of 22 metres for various business zones at Manurewa, Takanini and Waiata Shores. Refer to Appendix 2, Map 131. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Challen Close, Conifer Grove; Great South Road, Lovely Lane, Beaumonts Way, and Churchill Avenue, Manurewa; Manuroa Road, and Princess Street, Takanini]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.320	Kāinga Ora	Insert a Height Variation Control of 29m for parts of the Residential - Terrace Housing and Apartment Buildings Zone in parts of Leabank and Manurewa. Refer to Appendix 2, Map 131 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Churchill Avenue, Puriri Road, Weymouth Road, Rogers Road, and Christmas Road, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.321	Kāinga Ora	Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Takanini, Addison, McLennan, and Papakura. Refer to Appendix 2, Map 132 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alliance Lane, Alma Crescent, Arimu Road, Artillery Drive, Battalion Drive, Courage Road, Dignity Street, Grove Road, Imjin Place, Maadi Place, Old Wairoa Road, Paretaiuru Crescent, Porchester Road, Shirley Avenue, Sunburst Street, Te Akitai Green, Te Aparangi Road, Troop Road, Turehu Road, Walsh Road, and Walters Road Papakura; Airfield Road, Arion Road, Braeburn Place, Bruce Pulman Drive, Calumet Way, Figaro Crescent, Glenburn Place, Hakawai Avenue, Kauri Drive, Kuaka Drive, Marengo Parkway, McGinty Street, Mohua Avenue, Peerless Avenue, Phar Lap Crescent, Pipipi Crescent, Poaka Avenue, Popokatea Drive, Porchester Road, Puweto Avenue, Reins Road, Ritchie Crescent, Rosarina Lane, Sires Parkway, Tete Lane, The Track, Tironui Road, Tironui Station Road East, Walters Road, Waterview Road East, Waterview Road West, Willow Camp Road, Windfola Parkway, and Zabeel Crescent, Takanini;	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.322	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Takanini and Ardmore. Refer to Appendix 2, Map 132. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Earlywood Road, Grandifolia Road, Hard Beech Street, Kakabeak Way, Kanono Road, Koroheke Road, Leatherwood Road, Pakaraka Drive, Silver Beech Street, Softwood Avenue, Toropapa Close, Twin Parks Rise Ardmore, Black Beech Crescent, Castlepoint Avenue, Hukihuki Drive, Sapwood Crescent, and Walters Road Takanini]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.323	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Takanini, Addison, McLennan and Papakura. Refer to Appendix 2, Map 132 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Minhas Road, Ardmore; Bunnythorpe Road, Cosgrave Road, Liberation Road, Battalion Drive, Alliance Lane, Grove Road, Riroriro Close, Clevedon Road, Yang Place, Paretaiuru Crescent, Command Lane, Fernaig Street, Courage Road, Hill Crescent, Saddleback Crescent, Old Wairoa Road, Sutton Crescent, Warbler Crescent, Parachute Crescent, Te Aparangi Road, Bellbird Street, Nagra Lane, Turehu Road, Swamp Kauri Grove, Walsh Road, Stitchbird Crescent, Corkill Place, Rice Crescent, Matheson Street, Dignity Street, Beardmore Lane, Valour Lane, Sunburst Street, Busing Avenue, and Recovery Road, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Te Aparangi Road, Old Wairoa Road, Grove Road, Alliance Lane, Shirley Avenue, Walsh Road, Alma Crescent, Arimu Road, Trentham Road, Artillery Drive, Dignity Street, Walters Road, Hill Crescent, Turehu Road, Sunburst Street, Courage Road, Maadi Place, Matheson Street, Te Akitai Green, Fernaig Street, Porchester Road, and Paretaiuru Crescent, Papakura, Tironui Road, Porchester Road, Glenburn Place, Waterview Road West, Tironui Station Road East, and Walters Road, Takanini] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Arimu Road, Artillery Drive, Great South Road, Porchester Road, Trentham Road, Old Wairoa Road, Brynbela Court, Imjin Place, Te Aparangi Road, Kukutai Lane, Tauarai Place, Waitaua Street, and Maadi Place, Papakura; Tironui Road, Waterview Road West, Porchester Road, and Waterview Road East, Takanini]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.324	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Ardmore. Refer to Appendix 2, Map 133 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Te Aramanu Crescent, Ardmore]	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	873.325	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in parts of Karaka Lakes, Karaka Harbourside, Pararekau Island, Bottletop Bay, Pahurehure and Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Karaka Lakes, Karaka Harbourside,Pahurehure, and Rosehill. Refer to Appendix 2, Map 135 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Acqua Place, Anchorage Drive, Brianna Place, Capriana Drive, Castellina Drive, Edgewater Drive, Fiorano Place, Francesco Drive, Harbourside Drive, Hingaia Road, Kaimanawa Road, Kuhanui Drive, Lake Drive, Lees Cove, Lombardia Way, Lusitano Drive, Milano Boulevard, Oakland Road, Ockhams Street, Pararekau Road, Pescara Point, Portofino Point, Rivoli Place, Silkwood Crescent, Toscana Drive, Turua Rise Hingaia, and Chichester Drive Papakura] inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Anchorage Drive, Bridgeview Road, Costa Viva Crescent, Fountain Avenue, Harbourside Drive, Hinau Road, Normanby Road, Pararekau Road, Pickaberry Avenue, Pohutukawa Place, Springcrest Drive, and Trecarne Street Hingaia; Barnhill Crescent, Beach Road, Bexley Place, Bothwell Place, Cliff Road, Cricklewood Street, Dumas Place, Elliot Street, Freelance Terrace, Gills Avenue, Lakeside Drive, Len Garlick Place, Mill End, Ray Small Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, The Lea, Westholm Way, Wilencote Place, Winslow Heights, and Youngs Road]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.326	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia. Refer to Appendix 2, Map 135. inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Derbyshire Lane, Fort Lincoln Loop, Hayfield Way, Hingaia Road, Melody Belle Street, Normanby Road, Oakland Road, and Tumu Road, Hingaia]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.327	Kāinga Ora	Insert Height Variation Controls of 22m and 43m for various business zones in Karaka Lakes, Karaka Harbourside and Pahurehure. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Hingaia Road, Harbourside Drive, and Pararekau Road, Hingaia] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.328	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Pahurehure and Rosehill. Refer to Appendix 2, Map 135 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Len Garlick Place, Rushgreen Avenue, Barnhill Crescent, Bexley Place, Dumas Place, Lakeside Drive, Erceg Way, Freelance Terrace, Westholm Way, Roselawn Lane, Elliot Street, Chichester Drive, Graham Tagg Close, Jim Rhind Place, Rosehill Drive, Wilencote Place, Beach Road, and Edinburgh Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: Barnhill Crescent, Lakeside Drive, Rippleside Place, Rushgreen Avenue, Shepherds Road, Len Garlick Place, Cricklewood Street, Bexley Place, Westholm Way, The Lea, Elliot Street, Winslow Heights, Wilencote Place, Cliff Road, Youngs Road, Freelance Terrace, Ray Small Drive, Mill End, Bothwell Place, and Beach Road, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Gills Avenue, Cliff Road, Cricklewood Street, Elliot Street, The Spinney, Youngs Road, Wilencote Place, Lakeside Drive, Winslow Heights, Rushgreen Avenue, Sunshine Place, Rippleside Place, Mill End, Mossford Green, and Hartfield Rise, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.329	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings in Rosehill and Opaheke. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Archibald Lane, Bellfield Road, Chichester Drive, Farranfore Road, Greenhaven Avenue, Keryn Place, Orchard Rise, Royston Street, Selwyn Downs Lane, Woodstock Lane, and Yarrow Lane Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Albion Place, Alma Crescent, Argyle Avenue, Arthur Place, Bates Street, Beach Road, Boundary Road, Bunnythorpe Road, Butterworth Avenue, Callis Avenue, Calvert Street, Cameron Street, Campbell Place, Clark Road, Clevedon Road, Coles Crescent, Cotton Place, Don Street, Edmund Hillary Avenue, Elizabeth Street, Elliot Street, Fairview Avenue, Gaylands Place, George Street, Gills Avenue, Great South Road, Greenhaven Avenue, Grove Road, Halberg Street, Hanover Place, Hill Crescent, Hunua Road, James Place, Joyce Street, Kelvin Road, King Street, Manse Road, Marne Road, McCall Place, Montana Place, Old Wairoa Road, Olympic Place, Opaheke Road, Orion Street, Osborne Place, Panahi Lane, Queen Street, Rangimarie Close, Ray Small Drive, Rembrandt Place, Resolute Way, Rhonda Place, Rollerson Street, Rosehill Drive, Ross Place, Royston Street, Salas Place, Scott Road, Settlement Road, Sheehan Avenue, Shirley Avenue, Short Street, Smiths Avenue, Snowden Place, Tasman Drive, The Spinney, Vanni Lane, Viola Place, Wharf Street, Willis Road, Winslow Heights, and Wood Street, Papakura]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Insert Height Variation Controls of 37m and 43m for various business zones in parts of Rosehill, Opaheke, Pahurehure and Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura] [Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse Road, Queen Street, East Street, Porchester Road, Sunshine Place, Wharf Street, Korakora Lane, The Spinney, Beach Road, Wood Street, View Road, Menary Street, Clevedon Road, West Street, Settlement Road, Trentham Road, Grove Road, Nelson Street, King Street, Scott Road, Brynbela Court, Imjin Place, Opaheke Road, Winslow Heights, Green Street, Coles Crescent, Halberg Street, McCall Place, Pratt Street, Olympic Place, Rushgreen Avenue, Short Street, Kukutai Lane, Alf Walker Place, Mossford Green, Tauarai Place, Waitaua Street, Margaret Street, Smiths Avenue, Laurie Avenue, Maadi Place, Butterworth Avenue, Rippleside Place, Mill End, and Pasla Close, Papakura, Waterview Road West, and Waterview Road East, Takanini]		Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.330	Kāinga Ora		Height	

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
					Papakura. Refer to Appendix 2, Map 136 of the submission. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Orchard Rise, Dalkeith Place, Royston Street, Bunnythorpe Road, Boundary Road, Great South Road, Rollerson Street, Cosgrave Road, Fairview Avenue, Sutton Crescent, Clevedon Road, Yang Place, Kerry Place, Tatariki Street, Rosehill Drive, Taonui Street, Liddy Place, Settlement Road, Kelvin Road, Hill Crescent, Tasman Drive, Wilson Place, Old Wairoa Road, Rembrandt Place, Harper Street, Snowden Place, Bellfield Road, Sheehan Avenue, Lorelei Place, Gaylands Place, Old Villa Way, Chichester Drive, Polandson Place, Kavanagh Place, Grove Road, Salas Place, Greenhaven Avenue, Beach Road, Valentine Street, Nagra Lane, Leatham Crescent, Opaheke Road, Callis Avenue, McEntee Street, Erceg Way, Maurice Street, Dumas Place, Rice Crescent, Tautaiao Lane, Rhonda Place, Eastburn Street, George Street, Hazeldene Place, Cross Street, Bushlands Place, Sunnypark Avenue, Busing Avenue, Bexley Place, Edinburgh Avenue, Elliot Street, James Place, and President Avenue, Papakura] [Inferred: proposes height variation control of 37 metres for some or all properties in these streets, including: George Street, Marne Road, Rosehill Drive, Butterworth Avenue, Bunnythorpe Road, Great South Road, Old Wairoa Road, Alma Crescent, Fairview Avenue, Onslow Road, Manse Road, Elizabeth Street, Royston Street, Laurie Avenue, Willis Road, Hill Crescent, Settlement Road, Hunua Road, Bates Street, Grove Road, Orion Street, Cliff Road, Vanni Lane, Shirley Avenue, Viola Place, Ray Small Drive, Scott Road, Edmund Hillary Avenue, Bexley Place, Gaylands Place, Kelvin Road, Hanover Place, Beach Road, Tasman Drive, Rembrandt Place, Panahi Lane, Short Street, Callis Avenue, Smiths Avenue, Elliot Street, Youngs Road, Winslow Heights, Cotton Place, Sheehan Avenue, Opaheke Road, Cameron Street, Rangimarie Close, Joyce Street, Argyle Avenue, Albert Street, Arthur Place, Clevedon Road, Calvert Street, Clark Road, Pratt Street, Rollerson Street, Oregon Place, Tensing Place, Ingram Street, Snowden Place, Resolute Way, Boundary Road, McCall Place, Dalkeith Place, Greenhaven Avenue, King Edward Avenue, Railway Street West, Barnhill Crescent, Rhonda Place, Albion Place, Cosgrave Road, Montana Place, Liverpool Street, Ross Place, Shepherds Road, Osborne Place, Maadi Place, Artillery Drive, Alexander Street, Halberg Street, Salas Place, Bushlands Place, Bothwell Place, James Place, Campbell Place, and Kavanagh Place, Papakura]		Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.331	Kāinga Ora	[Inferred: proposes height variation control of 43 metres for some or all properties in these streets, including: Clark Road, Ingram Street, Vernon Street, Onslow Road, Alexander Street, Prictor Street, South Street, Wellington Street, Snell Avenue, Edmund Hillary Avenue, Great South Road, Gills Avenue, Albert Street, Chapel Street, Ray Small Drive, Renwick Street, Elizabeth Street, King Edward Avenue, Alpha Street, Ron Keat Drive, Arimu Road, Union Street, Railway Street West, Hartfield Rise, Old Wairoa Road, Ashdown Place, Marne Road, Artillery Drive, Duke Street, Argyle Avenue, Youngs Road, Cliff Road, Campbell Place, Alma Crescent, Don Street, Cricklewood Street, Shirley Avenue, Keeney Court, Liverpool Street, Arawa Street, Willis Road, Joyce Street, Elliot Street, Manse	Height	
FS85	Raynor McMahon	Oppose	873.332	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Redhill (near Pukekiwiriki). Refer to Appendix 2, Map 137 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Gibbs Crescent and Margan Place Papakura]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.333	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Karaka. Refer to Appendix 2, Map 138 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Dyke Road and Linwood Road Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.334	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia, Karaka Lakes, and Drury. Refer to Appendix 2, Map 139 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Hingaia Road, Towai Road, and Bayvista Drive, Hingaia]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.335	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in parts of Hingaia and Auranga. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Refer to Appendix 2, Map 139 of the submission. [Inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Fjord Way, Fort Lincoln Loop, Hingaia Road, Kaimanawa Road, Lusitano Drive, and Exmoor Road Karaka; and Bremner Road, Drury] [Inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Burberry Road, Cronshaw Road, Enchantment Lane, Jesmond Road, Karihi Road, and Tributary Parade Drury]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.336	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in Rosehill. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Hingaia and Drury. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Chichester Drive, Joanne Place, and Park Estate Road, Papakura] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Bremner Road, Cameron Place, Cross Street, Great South Road, Miro Street, Murray Street, Sutton Road, York Street, and Young Crescent, Drury]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.337	Kāinga Ora	Rezone Residential - Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in Opaheke and Auranga. . Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Auranga. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Ata Road, Kahui Parade, Tidal View Road, Waka Ama Road Drury] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Ahunga Road, Auranga Drive, Better Way, Bremner Road, Faithful Drive, Fielding Road, Foreshore Lane, Great South Road, Huringa Road, Kaea Lane, Kahui Parade, Karihi Road, Noia Way, Rapoi Lane, Tiaki Lane, Tidal View Road, Tributary Parade, and Weri Road, Drury]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.338	Kāinga Ora	Insert a Height Variation control of 18m for residential zoning in parts of Opaheke. Refer to Appendix 2, Map 140 of the submission. Note that this is in an SHA precinct and therefore outside the urban environment. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Snowden Place, Bellfield Road, Lorelei Place, Rhonda Place, and Opaheke Road, Papakura]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.339	Kāinga Ora	Rezone Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan changes 49 and 50 areas. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Fitzgerald Road, Kath Henry Lane, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.340	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 140 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.341	Kāinga Ora	Insert a Height Variation Control of 22m for the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 140 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.342	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Charles Miller Court, Crispe Road, Hosking Place, Leaming Place, Litchfield Place, Millen Place, Seaway Road, Stella Drive, Stevenson Road, Taihiki Road, Torkar Road, and Vela Place, Clarks Beach; Channel View Road, Clarks Beach Road, Keven Road, and Wharf Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.343	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Clarks Beach. Refer to Appendix 2, Map 141 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Clarks Beach Road, Gertrude Cole Road, Kaitiaki Drive, Koiora Road, Korowhiti Road, Mutetai Road, Poutawa Lane, Ritetai Street, Uatoto Road, and Whata Street Pukekohe]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.344	Kāinga Ora	Rezone Residential - Single House Zone and Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes:Buchanan Road, Capriole Crescent, Coach Road, Equus Lane, Kingseat Road, Linwood Road, Martingale Drive, and McRobbie Road, Papakura; Kingseat Road, and Martingale Drive, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.345	Kāinga Ora	Rezone parts of Business- Light Industry Zone as Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura; and Kingseat Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.346	Kāinga Ora	Rezone parts of Open Space - Sport and Active Recreation Zone to Residential - Mixed Housing Urban Zone at Kingseat. Refer to Appendix 2, Map 142 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential – Mixed Housing Urban Zone, includes: Linwood Road, Papakura]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.347	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Terrace Housing and Apartment Buildings Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.348	Kāinga Ora	Rezone - Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Residential Zone in West Drury (former PC 61, now operative area). Refer to Appendix 2, Map 143 of the submission [inferred: proposes to rezone some or all of the properties in these streets from Open Space - Informal Recreation Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Oira Road Drury].	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	873.349	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 143 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Jesmond Road, Karaka Road, and Oira Road, Drury]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.350	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road and Jesmond Road, Drury]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.351	Kāinga Ora	Rezone - Mixed Housing Urban Zone as Residential - Terrace Housing and Apartment Buildings Zone in parts of Auranga. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Burberry Road, Drury]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.352	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone and to Residential - Terrace Housing and Apartment Buildings Zone, includes: Cossey Road, Drury Hills Road, Fitzgerald Road, and Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.353	Kāinga Ora	Rezone Future Urban Zone to Business - Metropolitan Centre Zone and Business - Mixed Use Zone in parts of Drury. Relates to the private plan change 48 area. Refer to Appendix 2, Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Business - Metropolitan Centre Zone and Business - Mixed Use Zone, includes: Waihoehoe Road, and Fitzgerald Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.354	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Mixed Use Zone in Drury. Refer to Appendix 2 Map 144 of the submission. Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Great South Road, Drury]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.355	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 144 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: Harrison Road, Maketu Road, and Quarry Road, Drury]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.356	Kāinga Ora	Rezone Future Urban Zone to Residential - Mixed Housing Urban Zone in parts of Drury. Relates to the private plan change 49 area. Refer to Appendix 2, Map 145 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Waihoehoe Road, Drury]	Outside Urban Environment	Future Urban Land Proposals - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.357	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes:Dame Nganeko Minhinnick Drive, Glenbrook Beach Road, McLarin Road, Nola Avenue, Okohaka Avenue, Okoreka Road, Omahuru Road, Opouatu Avenue, Orawahi Road, Otohikawa Avenue, Papaka Avenue, Rere Awa Road, Tahuna Minhinnick Drive, Waikohi Avenue, Waimiri Road, Whareono Road, Wheriko Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.358	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban in Glenbrook Beach. Refer to Appendix 2, Map 146 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Beach Road, Cliff Lane, First Avenue, Fleet Street, Glenbrook Beach Road, McLarin Road, Ronald Avenue, Second Avenue, and Glenbrook Beach Road, Waiuku]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	873.359	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 147. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Buddle Road, Fetter Lane, Heaphy Lane, Jonah Lomu Drive, Lauti Lane, Paerata Road, Puhitahi Hill Road, Rosslands Avenue, Routeburn Lane, School House Road, Simmonds House Road, Stanton House Road, Tabernacle Street, Te Paea Avenue, Walter Lawry Road, Wesleyan Street, and Winstone House Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.360	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 148. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Sim Road, Papakura; Paerata Road, Puhitahi Hill Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.361	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 149 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Mixed Housing Suburban Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Ramarama Road, Roslyn Farm Street, Sierra Way, Steppe Drive, Talus Drive, and Waharau Lane, Drury]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.362	Kāinga Ora	Rezone Residential - Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone in Ramarama (Drury South). Refer to Appendix 2 Map 150. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: John Main Drive, Komako Lane, McEldownie Road, Miromiro Lane, Ramarama Road, and Steppe Drive, Drury]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.363	Kāinga Ora	Rezone Residential - Single House Zone to Residential - Mixed Housing Urban Zone in Patumahoe. Refer to Appendix 2, Map 151. [inferred: proposes to rezone some or all of the properties in these streets from Residential – Single House Zone to Residential – Mixed Housing Urban Zone, includes: Clive Howe Road, Darnika Way, Mareretu Avenue, Mirabell Place, Searle Drive, and Vivien Place Patumahoe; Abernethy Way, Carter Road, Clive Howe Road, Day Road, Fletcher Lane, Henry Lane, Kerr Crescent, Kingseat Road, Lusk Way, Mahoe Glade, Mauku Road, Membery Lane, Pamela Christine Road, Patu Way, Patumahoe Road, Syme Rise, Tavarnya Way, Trevor McMiken Drive, and Woodhouse Road, Pukekohe]	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.364	Kāinga Ora	Rezone Residential - Mixed Housing Urban to Residential - Terrace Housing and Apartment Buildings Zone in parts of Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone, includes: Paerata Road, Pukekohe]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.365	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in Paerata. Refer to Appendix 2, Map 152. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Crown Road,and Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.366	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Paerata. Refer to Appendix 2, Map 153 of the submission. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Paerata Road, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Terrace Housing and Apartment Zone, includes: Paerata Road, Pukekohe]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.367	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 155 of the submission. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Beatty Road, Cloverlea Place, Green Lane, Helvetia Road, Holland Street, McShane Street, Ranchod Terrace, Tasman Street, Ward Street, and Wellington Street, Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Beatty Road, Churchill Street, Coronation Avenue, Eden Place, Fairfield Street, Fausett Avenue, Freyberg Crescent, Garden Terrace, Harris Street, Helvetia Road, Hooper Avenue, Kennelly Crescent, Landscape Road, McShane Street, Moloney Terrace, Montgomery Avenue, Paterson Avenue, Princes Street, Victoria Street, Victoria Street West, Wellington Street, and West Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.368	Kāinga Ora	Insert a Height Variation Control of 22m for parts of the Business - Neighbourhood Centre Zone in Pukekohe. Refer to Appendix 2 Map 155 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Princes Street, Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.369	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Pukekohe. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Pukekohe. Refer to Appendix 2, Map 156. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Ashby Place, Cooper Street, Crisp Avenue, Isabella Drive, Lochview, Paerata Road, Ward Street, and Wellington Street Pukekohe] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Alamein Place, Blair Avenue, Bledisloe Court, Cardiff Street, Carlton Road, Childs Avenue, Collie Road, Cromwell Place, Danden Way, Dublin Street, East Street, Edinburgh Street, Edwards Court, Evans Court, Glasgow Road, Grierson Place, Hogan Street, John Street, Kennelly Crescent, Kiwi Place, Kowhai Place, Lawrie Avenue, Len Brown Place, Mason Avenue, Morrow Terrace, Nelson Street, Notre Dame Court, Parvin Place, Princes Street, Prospect Terrace, Queen Street, Reidy Place, Ridgeway Road, Russell Avenue, Seddon Street, The Glade North, The Glade South, Tom Keven Way, Totara Place, Turner Place, Valley Road, and Wellington Street, Pukekohe]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.370	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Pukekohe. Refer to Appendix 2 Map 156 [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Victoria Street, Edinburgh Street, Queen Street, Manukau Road, Station Road, Harris Street, Franklin Road, Massey Avenue, Albert Street, Tobin Street, West Street, Hall Street, Roulston Street, Graham Street, Wesley Street, Glasgow Road, Stadium Drive, Seddon Street, Harrington Avenue, Valley Road Pukekohe]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.371	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone in parts of Waiuku. Refer to Appendix 2, Map 158. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cherry Place, Elsie Drive, Glennron Lane, Godwit Place, Harbour Crest Drive, Heron Place, Kauri Drive, Koromiko Place, Kowhai Place, Racecourse Road, Rangiwhea Road, Sandspit Road, Shanley Crescent, and Tui Place, Waiuku]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.372	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 160. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Catherine McLean Road, Cloverlea Place, Green Lane, Jackson Place, Rowles Road, Sunset Drive, and Wai Shing Place, Pukekohe]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.373	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone at Pukekohe. Refer to Appendix 2, Map 161. [inferred: proposes to rezone some or all of the properties in these streets from Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone, includes: Cooper Street, Henry Curd Terrace, Kitchener Road, Lieshout Way, O'Connor Drive, Queen Street, Thomas Moore Place, and Trevors Place Pukekohe]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.374	Kāinga Ora	Rezone Residential - Low Density Residential Zone to Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Zone in Waiuku. Rezone Residential - Mixed Housing Urban Zone to Residential - Terrace Housing and Apartment Buildings Zone in parts of Waiuku. Refer to Appendix 2, Map 162. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Bayview Drive, Breaker Grove, Edgewater Parade, Huia Street, Modello Lane, Ripple Grove, Rossiter Avenue, Totara Street, Tui Place, and Waimanawa Lane, Waiuku] [inferred: proposes to rezone some or all of the properties in these streets to Residential - Terrace Housing and Apartment Buildings Zone, includes: Azalea Place, Breaker Grove, Brights Road, Churchill Terrace, Civic Place, Constable Road, Domain Street, Edgewater Parade, France Street, George Street, Howden Street, Kent Street, King Street, Kirk Street, Kitchener Road, Magnolia Drive, Martyn Street, Meachen Terrace, Mellsop Avenue, Modello Lane, Norfolk Rise, O'Sullivan Place, Owens Road, Paapaka Way, Pouate Way, Queen Street, Ripple Grove, Rossiter Avenue, Te Paahi Avenue, Trosk Place, Valley Road, Victoria Avenue, and View Road, Waiuku]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	873.375	Kāinga Ora	Insert a Height Variation Control of 22m for various business zones in Waiuku. Refer to Appendix 2 Map 162 [inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku] [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Domain Street, Kirk Street, Constable Road, Queen Street, Kitchener Road, Martyn Street, Mellsop Avenue Waiuku]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.376	Kāinga Ora	Delete the Parkfield Terrace Historic Heritage Area qualifying matter. Refer to Appendix 1, Table 1, Row 27 of the submission. See also submission on PC 81.	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	873.377	Kāinga Ora	Delete the 1412 Flatbush Precinct density standards that relate to the Moderate Aircraft Noise Overlay. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	873.378	Kāinga Ora	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and from the I438 Takanini Precinct framework. Also summarised under the precinct topic.	Qualifying Matters A-I	Aircraft Noise (D24)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.379	Kāinga Ora	Insert Height Variation Controls of 18m, 37m and 43m for various residential zones in parts of Albany Heights, Fairview Heights and Oteha. Refer to Appendix 2, Map 030. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Living Stream Road, Joy Street, Waka Street, Philadelphia Avenue, and Gills Road, Albany Heights; Mulgan Way, St Clair Place, East Coast Road, and Gretna Green Browns Bay; Tekapo Rise, Travis View Drive, Bintulu Place, Hornbill Drive, Ilam Lane, Para Close, Mulu Place, Fairview Avenue, Borneo Drive, Richard Hill Close, Mackwell Road, Baker Street, Springvale Drive, Trotting Terrace, Meharg Place, Stubbs Place, Rising Parade, Lambir Place, Ohau Court, Hilton Close, Catlins Place, Taurikura Way, Namsan Close, Lonely Track Road, Countryside Way, and Oteha Valley Road, Fairview Heights; East Coast Road Northcross; Nimstedt Avenue, East Coast Road, Northcross Drive, Ponderosa Drive, Marbella Crescent, and Andersons Road, Oteha.] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: [Fairview Avenue, Travis View Drive, Ilam Lane, Tekapo Rise, Para Close, Hilton Close, Springvale Drive, Hornbill Drive, Catlins Place, Rising Parade, Borneo Drive, Pharlap Drive, McMenamin Place, Vinifera Place, Baker Street, and Oteha Valley Road, Fairview Heights; Fernhill Way, Sunnydale Place, John Jennings Drive, Sonoma Crescent, Northcross Drive, Horizon View Road, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, Andersons Road, Spring Valley Place, Nimstedt Avenue, Oteha Valley Road, Gleanor Avenue, Marbella Crescent, Canyon Drive, Candlestick Place, and Sunvista Avenue, Oteha] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Kewa Road, Albany Heights; Fairview Avenue, Rengarenga Rise, Ilam Lane, Vinifera Place, Oteha Valley Road, Springvale Drive, Travis View Drive, McMenamin Place, and Ingham Court, Fairview Heights; Sohlue Place, Ravine Lane, John Jennings Drive, Medallion Drive, Fernhill Way, Candlestick Place, Meridian Court, Masons Road, Lagonda Rise, Spring Valley Place, Canyon Drive, Lavender Garden Lane, Fields Parade, Allegro Way, Andersons Road, Lancia Way, and Oteha Valley Road, Oteha]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.380	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43 metres for various residential zones in parts of Albany. Refer to Appendix 2, Map 032. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Georgia Terrace, The Avenue, Wharf Road, Widdison Place, Albany Highway, Summerfield Lane, Wynona Close, Landing Drive, Lomas Way, and Dairy Flat Highway, Albany] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Widdison Place, The Avenue, Dairy Flat Highway, Kell Drive, Albany Highway, and Gills Road, Albany] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including: Albany Highway, Library Lane, and Dairy Flat Highway, Albany]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.381	Kāinga Ora	Insert Height Variation Controls of 18m, 37m, and 43m for various residential zones in parts of Albany, Oteha, Pinehill, and Browns Bay. Refer to Appendix 2, Map 033. [Inferred: proposes height variation control of 18 metres for some or all properties in these streets, including: Rutgers Place, Bush Road, Amherst Place, Rosedale Road, Northwood Avenue, Columbia Place, Brigham Young Drive, Darimouth Place, Red Shed Lane, Clemow's Lane, and Kristin Lane Albany; Living Stream Road, Joy Street, Waka Street, Gold Street, Philadelphia Avenue, and Gills Road Albany Heights; Naviti Place, Langana Avenue, Mulgan Way, East Coast Road, Falstone Lane, Oaktree Avenue, Eastwood Rise, Gretna Green, St Clair Place, Palliser Lane, Serrata Place, Weetman Drive, and Redwing Street, Browns Bay; East Coast Road, Ponderosa Drive, and Margaret Henry Crescent, Oteha; East Coast Road, Andara Close, and Kilkelly Avenue, Pinehill; Opal Close, and Stonedge Lane, Rosedale] [Inferred: proposes height variation control requests of 37 metres for some or all properties in these streets, including: Bush Road, Carolina Place, Dairy Flat Highway, Bushlands Park Drive, Brigham Young Drive, Rosedale Road, Kell Drive, Villanova Place, Albany Highway, Excelsa Place, Sophora Way, Marquette Avenue, Pukatea Avenue, Gills Road, Red Shed Lane, Albany; Gold Street, Albany Heights; East Coast Road, Langana Avenue, Oaktree Avenue, and Palliser Lane, Browns Bay; Fernhill Way, Northcross Drive, Horizon View Road, Pannill Place, Sonoma Crescent, Ponderosa Drive, Fields Parade, Vicente Place, Sohlue Place, East Coast Road, Margaret Henry Crescent, Spencer Road, and Crimson Park, Oteha; Ballymore Drive, East Coast Road, Spencer Road, Hugh Green Drive, Te Hoe Grove, Bundoran Way, Buncrana Place, Carberry Lane, Ballyboe Place, Taroka Close, Rathmullen Place, Greville Road, Manu Place, Caldwell Place, Arirang Rise, Lough Derg Place Pinehill, Burnside Court, and Emerald Way, Rosedale.] [Inferred: proposes height variation control requests of 43 metres for some or all properties in these streets, including Albany Highway, Kanuka Way, Library Lane, Bush Road, Dairy Flat Highway, Carolina Place, Rimu Rise, Northern Rata Place, Mountain Beech Rise, Lilac Lane, Brigham Young Drive, Bushlands Park Drive, Pigeonwood Lane, Excelsa Place, Pukatea Avenue, Peony Mews, Houhere Close, Sophora Way, Wineberry Place, University Avenue, Hugh Green Drive, and Villanova Place, Albany; Gold Street, Albany Heights; Sohlue Place, Pannill Place, Fernhill Way, Crimson Park, Masons Road, Maidstone Place, Spencer Road, Hooten Place, Medallion Drive, Lagonda Rise, May Potter Close, Prevost Lane, Lismore Way, Kerekin Drive, Weir Lane, Lavender Garden Lane, East Coast Road, Pocock Lane, McClymonts Road, Allegro Way, and Margaret Henry Crescent, Oteha; Arirang Rise, Colliston Rise, Spencer Road, Carrowmore, Te Hoe Grove, Manu Place, Carnell Lane, Rathmullen Place, Taroka Close, Coxton Lane, Caldwell Place, Carrigans Close, Buncrana Place, and Hugh Green Drive, Rosedale.]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.382	Kāinga Ora	Insert a Height Variation Control of 22 metres for parts of the Business - Mixed Use Zone in Hobsonville. Refer to Appendix 2, Map 051 of the submission. [Inferred: proposes height variation control of 22 metres for some or all properties in these streets, including: Brigham Creek Road, and Hobsonville Road, Hobsonville]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	873.383	Kāinga Ora	Insert a Height Variation Control of 29m for the Residential - Terrace Housing and Apartment Buildings Zone in parts of Manurewa. Refer to Appendix 2, Map 129 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Alfriston Road, Alfriston; Kelvyn Grove, Walpole Avenue, Hill Road, Scenic Drive, Dennis Avenue, and Freshney Place, Hill Park; Alfriston Road, Halver Road, Russell Road, Churchill Avenue, Lincoln Road, Weymouth Road, Beaumonts Way, Bowater Place, Fleming Street, Great South Road, James Road, Claude Road, McAnnalley Street, Hutt Road, McDougall Street, Maich Road, Saints Court, Scotts Road, Percival Street, Corin Avenue, Lupton Road, Akeake Lane, Christmas Road, Arthur Road, Myers Road, Rogers Road, Puriri Road, Knox Road, Station Road, Buller Crescent, Selwyn Road, Short Street, Dreadon Road, Woodside Road, Hyde Street, Tui Crescent, Camberley Court, Kanga Lane, Knights Drive, Blossom Lane, Hollinbrigg Place, Rosemary Lane, Coxhead Road, Halsey Road, Kay Road, Brough Road, Toro Lane, and Rondorlyn Place, Manurewa]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.384	Kāinga Ora	Provide a mechanism flagging how future plan change processes will be undertaken for future planned rapid transit.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	873.385	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in parts of Ōrākei, Mission Bay, Kohimarama and Meadowbank. Refer to Appendix 2 Map 073 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Apirana Avenue, St Johns; St Heliers Bay Road, St Heliers; Lintaine Place, Potiki Place, Apirana Avenue, and Castledine Crescent, Glen Innes]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	873.386	Kāinga Ora	Rezone Residential - Single House Zone and Residential-Mixed Housing Suburban Zone to Residential - Mixed Housing Urban Zone at Massey West. Refer to Appendix 2, Map 067. [inferred: proposes to rezone some or all of the properties in these streets to Residential - Mixed Housing Urban Zone, includes: Birdwood Road, and Yelash Road, Massey, Birdwood Road, Crows Road, William Calvert Drive, Kauri Gum Road, Lumber Rise, Kate Duncan Drive, Barrel Crescent, Joseph Kokich Avenue, and Patrick Rice Drive, Swanson]	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	873.387	Kāinga Ora	Insert a Height Variation Control of 29m for various residential zones in Glen Innes, St Heliers, and Glendowie. Refer to Appendix 2 Map 074 of the submission. [Inferred: proposes height variation control of 29 metres for some or all properties in these streets, including: Melling Street, Epping Street, Farringdon Street, Eastview Road, Apirana Avenue, Torrington Crescent, Heatherbank Street, Line Road, Castledine Crescent, Potiki Place, Greenway Place, Hurstwood Place, Merfield Street, Radcliffe Street, Marino Place, West Tamaki Road, Skippy Patuwai Lane, Weybridge Crescent, Cintra Place, Delemere Place, and Lintaine Place Glen Innes; and Apirana Avenue St Johns]	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	894.1	Independent Māori Statutory Board	The Board generally supports PC78 to the extent that it provides for affordable housing in Auckland. In particular, the Board is supportive of increasing affordable housing which will house more whānau in areas that have better access to transport, education, work and amenity opportunities	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	894.2	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78	Qualifying Matters A-I	Appropriateness of QMs (A-I)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	894.3	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D14 Maunga Viewshafts and Height Sensitive Building Areas	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	894.4	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to matters of national importance: D21 Sites and Places of significance to Mana Whenua	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS85	Raynor McMahon	Oppose	894.5	Independent Māori Statutory Board	The Board is supportive of the inclusion of the qualifying matters related to Māori culture and issues which were identified by the Government, and reflected in PC78, including, but not limited to a matter required to give effect to Waitākere Ranges Heritage Area Act 2008: D12 Waitākere Ranges Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	894.6	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga	Qualifying Matters Other	Appropriateness of QMs (Other)
FS85	Raynor McMahon	Oppose	894.7	Independent Māori Statutory Board	The Board is supportive of the additional qualifying matters included in PC78 which address the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, including the two Māori Cultural Heritage qualifying matters: Pukekiwiriki Pā and Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS85	Raynor McMahon	Oppose	894.8	Independent Māori Statutory Board	The Board is neutral with regards to the inclusion of the Special Character Areas qualifying matter and therefore does not seek relief in relation to it	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	894.9	Independent Māori Statutory Board	The Board seeks that the local authority retains the qualifying matters included in PC78 as notified	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.1	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.2	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	897.3	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21 as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	897.4	Catholic Diocese of Auckland	Approve deletion of Standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.19, H8.6.20, H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	897.5	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Otara as Mixed Housing Urban.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.6	Catholic Diocese of Auckland	Approve the THAB zoning of 419 Great North Road, Grey Lynn.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.7	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	897.8	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	897.9	Catholic Diocese of Auckland	Rezone part of 82-84 Kelmarna Avenue, Herne Bay to Mixed Housing Urban. Refer to Attachment A, page 7 for details.	Urban Environment	Single or small area rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.10	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 35 Akoranga Drive, Northcote.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.11	Catholic Diocese of Auckland	Approve the Business - Mixed Use zoning of 180-182 and 184 Centreway Road, Orewa and surrounding Business - Mixed Use properties.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.12	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.13	Catholic Diocese of Auckland	Seek the re-zoning of both properties at 12 Otara Road, Otara to THAB from Special Purpose - School Zone.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.14	Catholic Diocese of Auckland	Approve Business - Town Centre zoning of 212-244 Parnell Road, Parnell.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.15	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Centres - NPS-UD Policy 3d response	Parnell Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.16	Catholic Diocese of Auckland	Delete the SCAB - Parnell overlay or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS85	Raynor McMahon	Oppose	897.17	Catholic Diocese of Auckland	Approve THAB zoning of 14, 16 and 22-24 Vermont Street, Ponsonby.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.18	Catholic Diocese of Auckland	Approve deletion of SCAR overlay as applied to 14, 16 and 22-24 Vermont Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Business - support property/are a in SCAB as notified
FS85	Raynor McMahon	Oppose	897.19	Catholic Diocese of Auckland	Extend City Centre Walkable Catchment to include 14, 16 and 22-24 Vermont Street, Ponsonby.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Oppose	897.20	Catholic Diocese of Auckland	Approve the zoning of 43-59 St Mary's Road, Ponsonby.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.21	Catholic Diocese of Auckland	Approve inclusion of 43-59 St Mary's Road, Ponsonby in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.22	Catholic Diocese of Auckland	Delete the SCAR overlay from the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby. Refer to Attachment A, page 9 for more details.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	897.23	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.24	Catholic Diocese of Auckland	Rezone 139 Airfield Road, Takanini to MHU.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.25	Catholic Diocese of Auckland	Rezone 3-7 Karaka Street, Takapuna to Business - Mixed Use.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.26	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Akoranga
FS85	Raynor McMahon	Oppose	897.27	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC RTN Smales Farm
FS85	Raynor McMahon	Oppose	897.28	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment. Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS85	Raynor McMahon	Oppose	897.29	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	897.30	Catholic Diocese of Auckland	Approve zoning of 8 Dominion Street, Takapuna.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.31	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Akoranga RTN Walkable Catchment.	Walkable Catchments	WC RTN Akoranga
FS85	Raynor McMahon	Oppose	897.32	Catholic Diocese of Auckland	Approve inclusion of 8 Dominion Street, Takapuna in Takapuna Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Takapuna
FS85	Raynor McMahon	Oppose	897.33	Catholic Diocese of Auckland	Approve inclusion of 29 Rathgar Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.34	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.35	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street, Blockhouse Bay to THAB. Refer to Attachment A, page 10 for details.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.36	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.37	Catholic Diocese of Auckland	Rezone part of 8-12 and 14 Lavelle Road, Henderson to THAB. Refer to Attachment A, page 11 for details.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.38	Catholic Diocese of Auckland	Approve inclusion of 8-12 and 14 Lavelle Road, Henderson in Henderson Metropolitan Centre Walkable Catchment.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS85	Raynor McMahon	Oppose	897.39	Catholic Diocese of Auckland	Rezone part of 14S Oakridge Way, Northpark to MHU.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.40	Catholic Diocese of Auckland	Rezone 16 Brenton Place, Ōrākei to THAB.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.41	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.42	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	897.43	Catholic Diocese of Auckland	Rezone part of 19 Sunset View Road, Panmure to THAB. Refer to Attachment A, pages 12-13 for further details.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.44	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Centres - NPS-UD Policy 3d response	Panmure Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.45	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.46	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205, Silverdale to THAB.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	897.47	Catholic Diocese of Auckland	Approve the zoning of 198 Beach Haven Road, Beach Haven.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.48	Catholic Diocese of Auckland	Approve the zoning of 8 Finchley Road, Torbay.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.49	Catholic Diocese of Auckland	Approve the zoning of 44 Boundary Road, Clover Park.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.50	Catholic Diocese of Auckland	Approve the Business -Town Centre zoning of 7 Glendale Road, Glen Eden.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.51	Catholic Diocese of Auckland	Approve inclusion of 7 Glendale Road, Glen Eden in Glen Eden RTN Walkable Catchment.	Walkable Catchments	WC RTN Glen Eden
FS85	Raynor McMahon	Oppose	897.52	Catholic Diocese of Auckland	Retain 27m HVC for 7 Glendale Road, Glen Eden.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	897.53	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 510 Riddell Road, St Heliers.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.54	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 336 Wairau Road, Glenfield.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.55	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 10 Wickman Way, Mangere East.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.56	Catholic Diocese of Auckland	Approve the zoning of 8 Motutapu Avenue, Manly.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.57	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 162 Waimumu Road, Massey.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.58	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 2 Shakespeare Road, Milford.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.59	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.60	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 27 Bailey Road, Mount Wellington.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.61	Catholic Diocese of Auckland	Approve the inclusion of 1 St Benedicts Street, Newton in City Centre Walkable Catchment.	Walkable Catchments	WC City Centre - Extent

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.62	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	897.63	Catholic Diocese of Auckland	Delete the SCAB overlay - Business Upper Symonds Street from 1 St Benedicts Street, Newton and upper Symonds Street or amend to only apply to buildings identified as character defining.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS85	Raynor McMahon	Oppose	897.64	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 133 Seddon Street, Pukekohe.	Plan making and procedural	Special Character Business - remove property/area from SCAB
FS85	Raynor McMahon	Oppose	897.65	Catholic Diocese of Auckland	Approve the zoning of 461 Swanson Road, Ranui.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.66	Catholic Diocese of Auckland	Approve inclusion of 461 Swanson Road, Ranui in Rānui RTN Walkable Catchment.	Walkable Catchments	WC RTN Rānui
FS85	Raynor McMahon	Oppose	897.67	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 94 Taikata Road, Te Atatu Peninsula.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.68	Catholic Diocese of Auckland	Approve the Mixed Housing Urban zoning of 24 Domain Street, Waiuku.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.69	Catholic Diocese of Auckland	Approve the Business - Town Centre zoning of 14 Percy Street, Warkworth.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	897.70	Catholic Diocese of Auckland	Retain the proposed change to H29.6.2 (Building height).	Other Zones provisions	H29 Special Purpose - School Zone
FS85	Raynor McMahon	Oppose	897.71	Catholic Diocese of Auckland	Amend H29.6.6 (Height in relation to boundary) to allow for the height in relation to boundary control in adjoining zones to apply to a Special Purpose - School Zone site boundary. Refer to Attachment A, page 19 for details.	Other Zones provisions	H29 Special Purpose - School Zone
FS85	Raynor McMahon	Oppose	897.72	Catholic Diocese of Auckland	Retain the proposed change to H30.6.1 (Building height).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.73	Catholic Diocese of Auckland	Retain the proposed changes to H30.6.4 (Height in relation to boundary).	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS85	Raynor McMahon	Oppose	897.74	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.75	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.76	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1-6 Hadlow Terrace, 307-309 Great North Road, 311-315 Great North Road, 321 Great North Road, 327 Great North Road, 331-335A Great North Road, 332 Great North Road, 339 Great North Road, 349 Great North Road, 351 Great North Road, 352 Great North Road, 355 Great North Road, 356 Great North Road, 359 Great North Road, 362-364 Great North Road, 366 Great North Road, 367-375 Great North Road, 376 Great North Road, 378-388 Great North Road, 381 Great North Road, 387 Great North Road, 390 Great North Road, 393 Great North Road, 398 Great North Road, 400 Great North Road, 401-402 Great North Road, 406-412 Great North Road, 408 Great North Road, 409 Great North Road, 410 Great North Road, 416 Great North Road, 419 Great North Road, 423 Great North Road, 430-432 Great North Road, 431 Great North Road, 437 Great North Road, 441 Great North Road, 444 Great North Road, 445 Great North Road, 447 Great North Road, 454 Great North Road, 465 Great North Road, Business 465 Great North Road, Hadlow Terrace and Rates 465 Great North Road, Grey Lynn].	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)
FS85	Raynor McMahon	Oppose	897.77	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Grey Lynn Local Centre - extent of intensification

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.78	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.79	Catholic Diocese of Auckland	Apply additional height of 27m for properties on Great North Road, Grey Lynn between Bond Street and Crummer Street zoned THAB. [Refer to Attachment A, page 6 for details and includes properties at 1 Turakina Street, 137 Great North Road, 147-153 Great North Road, 159 Great North Road, 167-169 Great North Road, 171 Great North Road, 174 Great North Road, 175-179 Great North Road, 194 Great North Road, 196 Great North Road, 199 Great North Road, 2 Ariki Street, 204-234 Great North Road, 217 Great North Road, 219-223 Great North Road, 238 Great North Road, 243 Great North Road, 246 Great North Road, 247 Great North Road, 248 Great North Road, 252 Great North Road, 253 Great North Road, 255 Great North Road, 258 Great North Road, 259 Great North Road, 264-270 Great North Road, 265 Great North Road, 271 Great North Road, 272-302 Great North Road, 285 Great North Road, 299 Great North Road and 308-310 Great North Road, Grey Lynn].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS85	Raynor McMahon	Oppose	897.80	Catholic Diocese of Auckland	Amend the maximum height of all properties zoned Business - Mixed Use surrounding the Orewa Town Centre to 21m (6 storeys). [Refer to Attachment A, page 7 for details, and includes all the surrounding properties within the existing 13m and 18m height variation control areas].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.81	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.82	Catholic Diocese of Auckland	Amend the maximum height for 212-244 Parnell Road, Parnell and the Parnell Town Centre to 32.5m. [Refer to Attachment A, pages 7-8 for details, and includes all properties within the Parnell Town Centre which have a Town Centre zoning that are subject to existing 13m and 18m height variation controls].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)
FS85	Raynor McMahon	Oppose	897.83	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.84	Catholic Diocese of Auckland	Rezone the properties fronting St Mary's Road at 43-59 St Marys Road, Ponsonby to THAB. Refer to Attachment A, page 9 for more details.	Centres - NPS-UD Policy 3d response	Ponsonby Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.85	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	Metropolitan Centre WC Intensificatio n response
FS85	Raynor McMahon	Oppose	897.86	Catholic Diocese of Auckland	Extend and combine the Akoranga RTN Walkable Catchment, the Smales Farm RTN Walkable Catchment and Takapuna Metropolitan Centre Walkable Catchment and rezone all properties currently zoned Residential - Mixed Housing Urban to THAB between Lake Pupuke and the Northern Motorway, Takapuna . Refer to Attachment A, pages 9-10 for details and map, and includes all properties from Lake Pupuke to the Northern Motorway outside and between these Walkable Catchments].	Height	RTN WC Intensificatio n response
FS85	Raynor McMahon	Oppose	897.87	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.88	Catholic Diocese of Auckland	Rezone part of 29 Rathgar Road, Henderson to THAB. Refer to Attachment A, page 10 for details.	Walkable Catchments	WC Metropolitan Centre - Henderson
FS85	Raynor McMahon	Oppose	897.89	Catholic Diocese of Auckland	Rezone the northern part of 32-34 Bolton Street adjoining THAB zoned sites extending from Blockhouse Bay Local Centre to THAB. Refer to Attachment A, page 10 for details	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.90	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10- 11 for details	Walkable Catchments	WC RTN Glen Innes
FS85	Raynor McMahon	Oppose	897.91	Catholic Diocese of Auckland	Rezone the south-eastern corner of 75-105 Castledine Crescent, Glen Innes to THAB. Refer to Attachment A, pages 10-11 for details	Centres - NPS-UD Policy 3d response	Glen Innes Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.92	Catholic Diocese of Auckland	Rezone 37 High Street, Otahuhu to THAB. Refer to Attachment A, page 12 for details	Centres - NPS-UD Policy 3d response	Ōtāhuhu Town Centre - extent of intensificatio n

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	897.93	Catholic Diocese of Auckland	Rezone 334S Pakuranga Road, Pakuranga and surrounding sites fronting Pakuranga Road to THAB. Refer to Attachment A, page 12 for further details.	Centres - NPS-UD Policy 3d response	Pakuranga Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.94	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Walkable Catchments	WC RTN Panmure
FS85	Raynor McMahon	Oppose	897.95	Catholic Diocese of Auckland	Extend Panmure Walkable Catchment to include part of 19 Sunset View Road, Panmure and apply additional height of 21m (6 storeys)]. Submission refers to site being located in Pakuranga Town Centre Walkable Catchment which is an error. Refer to Attachment A, pages 12-13 for further details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.96	Catholic Diocese of Auckland	Rezone 46 and 32 Point Chevalier Road to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Pt Chevalier Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.97	Catholic Diocese of Auckland	Rezone Lot 26 DP 455205 adjacent to Silverdale Town Centre to THAB. Refer to Attachment A, page 13 for further details.	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.98	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.99	Catholic Diocese of Auckland	Amend the maximum height for 2 Shakespeare Road, Milford and the Milford Town Centre to 32.5m. [Refer to Attachment A, page16 for details, and includes all properties within the Milford Town Centre which have a Town Centre zoning that are subject to existing 18m height variation control].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.100	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	City Centre WC Intensificatio n response (e.g. zoning, precinct, HVC)

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FS85	Raynor McMahon	Oppose	897.101	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	897.102	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS85	Raynor McMahon	Oppose	897.103	Catholic Diocese of Auckland	Amend the maximum height of 1 St Benedicts Street, Newton and the western side of St Benedicts Street to 32.5m. [Refer to Attachment A, page17 for details, and includes all properties adjoining the western boundary of St Benedicts Street in the SCAB overlay].	Height	Special Character Business - transitions/h eight next to SCAB
FS85	Raynor McMahon	Oppose	934.1	John Mackay	Amend and reduce the number of SCA Residential in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Residential - remove property/are a from SCAR
FS85	Raynor McMahon	Oppose	934.2	John Mackay	Amend and reduce the number of SCA Business in and around Centres due to these locations being ideal for intensification to support active transport modes, lifestyle choice and community convenience.	Qualifying Matters - Special Character	Special Character Business - remove property/are a from SCAB
FS85	Raynor McMahon	Oppose	934.3	John Mackay	Amend and increase the number of streets within SCAR in suburban areas so that areas around centres are incentivised to intensify.	Qualifying Matters - Special Character	Special Character Residential - add new property/are a to SCAR
FS85	Raynor McMahon	Oppose	934.4	John Mackay	Amend the criteria for determining SCA so that they reflect the whole street character rather than focussing on heritage integrity of individual houses.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system

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FS85	Raynor McMahon	Oppose	934.5	John Mackay	Amend the SCA application to follow rear boundaries rather than along streets because it the street as a whole that gives it value and perceived character.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Oppose	934.6	John Mackay	Add and recognise walls, hedges, spacious lots and trees as further elements which give special character to SCAR.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Oppose	934.7	John Mackay	Amend and shorted the text of AUP Chapter D18 (Special Character Area Overlay) so that it is intelligible, less internally contradictory and less focussed on exposition of different housing styles.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	934.8	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) so that resource consent can be triggered by other specific aspects of character, not only by new buildings, alteration, demolition and additions.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	934.9	John Mackay	Add explicit bulk and location provisions rather than leaving the interpretation to subjective interpretation where SCAB are retained in centres.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	934.10	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Residential is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	934.11	John Mackay	Amend AUP Chapter D18 (Special Character Area Overlay) to make it more explicit that SCA Business is different from Heritage, and that urban designers, landscape architects, arborists and architects will more often be more relevant in providing expert advice for consent applications than specialist heritage architects.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	934.12	John Mackay	Amend and maximise the use of QMs to ensure that MDRS intensification is only enabled close to centres, and that it caters for people who are demographically under-provided by existing housing stock.	Qualifying Matters - Additional	Qualifying Matters - Additional
FS85	Raynor McMahon	Oppose	938.1	New Zealand Housing Foundation	Retain proposed wording in C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	938.2	New Zealand Housing Foundation	Delete additional activities in D14.4 (A7A, A7B, A7C and A7D) and Standards D14.6.5-D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS85	Raynor McMahon	Oppose	938.3	New Zealand Housing Foundation	Add following wording into Chapter G,G.2 Walkable Catchments plan text: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	938.4	New Zealand Housing Foundation	Amend the extent of walkable catchments to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS85	Raynor McMahon	Oppose	938.5	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	938.6	New Zealand Housing Foundation	Review the appropriateness of QM for areas downzoned to Low Density Residential Zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	938.7	New Zealand Housing Foundation	Retain the revised wording of Objective H5.2(1)	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.8	New Zealand Housing Foundation	Retain the existing wording of Objective H5.2(3).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.9	New Zealand Housing Foundation	Delete the proposed wording or reword to replace reference to high-quality built environment in Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.10	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.11	New Zealand Housing Foundation	Delete the proposed wording for Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.12	New Zealand Housing Foundation	Delete Objective H5.2(10) or amended to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.13	New Zealand Housing Foundation	Amend Policy H5.3(6A) to be more effective in achieving MDRS outcomes. Refer to full submission for details of proposed plan text.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.14	New Zealand Housing Foundation	Delete the proposed wording for Policy H5.3(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.15	New Zealand Housing Foundation	Delete Policy H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.16	New Zealand Housing Foundation	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS85	Raynor McMahon	Oppose	938.17	New Zealand Housing Foundation	Delete Policy H5.3(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	938.18	New Zealand Housing Foundation	Amend H5.4.1(A1) to discretionary activity status.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	938.19	New Zealand Housing Foundation	Delete Activity H5.4.1(A2A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	938.20	New Zealand Housing Foundation	Delete Activity H5.4.1(A2B) and (A33B)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	938.21	New Zealand Housing Foundation	Delete all standards to be complied with by activities in Table H5.4.1 not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	938.22	New Zealand Housing Foundation	Delete all standards assessed with Activity H5.4.1(A4) not identified within MDRS - specifically: delete the infrastructure, deep soil area and tree canopy, safety and privacy buffer, residential waste management standards.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	938.23	New Zealand Housing Foundation	Delete all standards to be complied with not identified within MDRS for preclusion of notification in H5.5(5).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	938.24	New Zealand Housing Foundation	Delete H5.5(6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	938.25	New Zealand Housing Foundation	Delete Standards H5.6(3B).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.26	New Zealand Housing Foundation	Delete Standards H5.6(3C).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.27	New Zealand Housing Foundation	Delete 'privacy' and retain existing purpose Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.28	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.29	New Zealand Housing Foundation	Reinsert the minor protrusions for Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.30	New Zealand Housing Foundation	Amend Standard H5.6.9 to maximum impervious area must not exceed 70 per cent of site area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.31	New Zealand Housing Foundation	Delete the additional wording in Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	938.32	New Zealand Housing Foundation	Retain the proposed changes to Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.33	New Zealand Housing Foundation	Delete proposed text changes relating to the SEA in Standard H5.6.10(2).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.34	New Zealand Housing Foundation	Amend Standard H5.6.11 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.35	New Zealand Housing Foundation	Amend Standard H5.6.12 to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.36	New Zealand Housing Foundation	Delete Standard H5.6.13.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.37	New Zealand Housing Foundation	Amend Standard H5.6.14 and its statement of purpose to match the MDRS standard and delete the communal outdoor living space requirements in H5.6.14(4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.38	New Zealand Housing Foundation	Delete Standard H5.6.18 (2) and rely on MDRS wording.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.39	New Zealand Housing Foundation	Delete Standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.40	New Zealand Housing Foundation	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.41	New Zealand Housing Foundation	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	938.42	New Zealand Housing Foundation	Delete proposed new SEA assessment criteria for controlled activities H5.7. 1 (1)(a)(b) and H5.7.2 (1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.43	New Zealand Housing Foundation	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.44	New Zealand Housing Foundation	Delete new matters of discretion/assessment criteria in H5.8.1 (2) (ia) and (ib) about deep soil, interfaces with identified special character and heritage, and upgrades to the road network. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.45	New Zealand Housing Foundation	Amend proposed wording in H5.8.1(3) to assess only additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.46	New Zealand Housing Foundation	Delete proposed new assessment criteria in H5.8.1(6) and H5.8.1(7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	938.47	New Zealand Housing Foundation	Retain deletion of 'intensity' from H5.8.2(1)(b) as notified. Delete 'intensity' from H.5.8.1(b)(i) and delete H5.8.2(1)(f).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.48	New Zealand Housing Foundation	Delete assessment criteria in H5.8.2(2) on deep soils, communal open space, road network pedestrian safety, special character areas and scheduled historic heritage places. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.49	New Zealand Housing Foundation	Delete the assessment criteria in H5.8.2(3)(I) relating to pedestrian safety on adjoining roads. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.50	New Zealand Housing Foundation	Amend H5.8.2(4)(iii) to assess height only in terms of additional height over and above the zone standard. Refer to full submissions for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.51	New Zealand Housing Foundation	Amend H5.8.2(6) to assess Height in Relation to Boundary only where it exceeds the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.52	New Zealand Housing Foundation	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.53	New Zealand Housing Foundation	Delete H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.54	New Zealand Housing Foundation	Amend H5.8.2(15) to remove reference to communal space and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.55	New Zealand Housing Foundation	Amend H5.8.2(15A) to delete 'and private vehicle and pedestrian accessways' and 'and/or accessways'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.56	New Zealand Housing Foundation	Delete H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.57	New Zealand Housing Foundation	Delete H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.58	New Zealand Housing Foundation	Delete H5.8.2(20) and move necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.59	New Zealand Housing Foundation	Delete H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.60	New Zealand Housing Foundation	Delete H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.61	New Zealand Housing Foundation	Delete H5.9(1)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	938.62	New Zealand Housing Foundation	Delete H5.9(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.63	New Zealand Housing Foundation	Amend to clarify that H5.9(3) is only related to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	938.64	New Zealand Housing Foundation	Amend zone description in H6.1 enabling additional height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.65	New Zealand Housing Foundation	Amend Objective H6.2(B1) to include provision for: a variety of housing types, accessibility to public transport, and additional building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.66	New Zealand Housing Foundation	Delete H6.2(1A) or amend it be deleting 'while also achieving a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.67	New Zealand Housing Foundation	Amend Objective H6.2(2) to provide additional building height where appropriate. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.68	New Zealand Housing Foundation	Delete the proposed amendments to Objective H6.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.69	New Zealand Housing Foundation	Retain the existing wording in Objective H6.2(4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.70	New Zealand Housing Foundation	Delete H6.2(5) or amend it be deleting 'a high-quality built environment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.71	New Zealand Housing Foundation	Delete Objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.72	New Zealand Housing Foundation	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.73	New Zealand Housing Foundation	Retain proposed Policy H6.3(A1), Policy H6.3(B1), Policy H6.3(C1), Policy H6.3(D1) and Policy H6.3(E1), as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS85	Raynor McMahon	Oppose	938.74	New Zealand Housing Foundation	Amend proposed Policy H6.3(1) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.75	New Zealand Housing Foundation	Amend proposed Policy H6.3(2) to remove term 'high-quality built environment' and add wording to recognise some sites outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.76	New Zealand Housing Foundation	Amend proposed Policy H6.3(A4) to delete 'high-quality built environment', delete the deep soil and canopy tree requirements and insert 'reasonable' as a qualifier to some other requirements of the policy. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.77	New Zealand Housing Foundation	Amend proposed Policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.78	New Zealand Housing Foundation	Retain proposed Policy H6.3(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.79	New Zealand Housing Foundation	Delete proposed Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.80	New Zealand Housing Foundation	Delete proposed Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.81	New Zealand Housing Foundation	Delete proposed Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.82	New Zealand Housing Foundation	Delete proposed Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	938.83	New Zealand Housing Foundation	Amend H6.4(A1) to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	938.84	New Zealand Housing Foundation	Amend Table H6.4.1 to add a wider range of commercial activities at ground floor in walkable catchments as permitted activities up to 100m2 gross floor area. Submission also requires new standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	938.85	New Zealand Housing Foundation	Add standards to the effect that all commercial activities at ground level and/or street level up to 100m2 gross floor area per premise are to be provided for as a Permitted Activity in Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.86	New Zealand Housing Foundation	Delete Activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	938.87	New Zealand Housing Foundation	Delete Activity H6.4(A2B) and H6.4(A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	938.88	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS within Table H6.4.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	938.89	New Zealand Housing Foundation	Delete standards that are not identified within the MDRS from H6.5. Amend the notification standard to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	938.90	New Zealand Housing Foundation	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.91	New Zealand Housing Foundation	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.92	New Zealand Housing Foundation	Retain the existing minor protrusion exclusions. HIRB is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard. (H6.6.6)	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.93	New Zealand Housing Foundation	Amend H.6.6.6 to provide for a height in relation to boundary standard of 19 metres and 60 degrees for the first 25 metres of the site (replace 21.5m with 25m).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.94	New Zealand Housing Foundation	Amend H6.6.11(1) to increase the maximum building coverage to 60% for sites in walkable catchments while retaining the 50% standard outside walkable catchments. Delete H6.6.6.11(2) entirely.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.95	New Zealand Housing Foundation	Amend H.6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	938.96	New Zealand Housing Foundation	Amend Standard H6.6.13 where main outlook area, for level 4 and above, should be for a 6m depth x 4m width and the depth (at whichever level it is applied) should be measured from the largest portion of glazing as opposed to from the edge of any balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.97	New Zealand Housing Foundation	Delete Standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.98	New Zealand Housing Foundation	Amend Standard H6.6.15 to match MDRS and delete the communal living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.99	New Zealand Housing Foundation	Delete Standard H6.6.19(2) and rely on MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.100	New Zealand Housing Foundation	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.101	New Zealand Housing Foundation	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.102	New Zealand Housing Foundation	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	938.103	New Zealand Housing Foundation	Delete assessment matters in H.6 on significant ecological areas, pedestrian network, deep soil, identified special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.104	New Zealand Housing Foundation	Delete assessment matters in H6.7.1 (1) and H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.105	New Zealand Housing Foundation	Delete H6.8.1(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.106	New Zealand Housing Foundation	Amend H6.8.1 (2)(ia) to delete matters of discretion on deep soil, interface with identified special character or scheduled historic heritage place, internal living areas, internal storage, and safe pedestrian access on streets. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	938.107	New Zealand Housing Foundation	Amend H6.8.1(3) to so that the matter of discretion is on additional height above the standard and to delete (d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.108	New Zealand Housing Foundation	Delete H6.8.1(6) and H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.109	New Zealand Housing Foundation	Delete H6.8.2(1)(f)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.110	New Zealand Housing Foundation	Amend H.6.8.2(2) to delete 'is of a high quality' in (aa), delete (ab(vii), (ac), (ad), (i) and (m) on deep soil, communal spaces, quality and maintenance and safe pedestrian movement on streets and to public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.111	New Zealand Housing Foundation	Delete H6.8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.112	New Zealand Housing Foundation	Amend H6.8.2(5)(f)(iii) to assess effect on the surrounding and neighbouring development only in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.113	New Zealand Housing Foundation	Amend H6.8.2(6) to refer only to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.114	New Zealand Housing Foundation	Delete H6.8.2(12)(e).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.115	New Zealand Housing Foundation	Amend H6.8.2(15)(f) by deleting: 'communal open space' and 'and attractive'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.116	New Zealand Housing Foundation	Amend H.6.8.2(15A) by deleting 'and private vehicle and pedestrian accessways' and 'and /or accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.117	New Zealand Housing Foundation	Delete H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	938.118	New Zealand Housing Foundation	Delete H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.119	New Zealand Housing Foundation	Delete H6.8.2(20) and move necessary criteria to H6.8.2(1), H6.8.2(2) and H6.8.2(3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.120	New Zealand Housing Foundation	Delete H6.8.2(21)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.121	New Zealand Housing Foundation	Delete H6.9(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.122	New Zealand Housing Foundation	Delete H6.9(2).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.123	New Zealand Housing Foundation	Amend H6.9(3) so the information requirements only relate to communal waste collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	938.124	New Zealand Housing Foundation	Retain deletion of H8.6.10.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.125	New Zealand Housing Foundation	Retain deletion of H8.6.12	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.126	New Zealand Housing Foundation	Retain deletion of H8.6.13.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	938.127	New Zealand Housing Foundation	Retain deletion of H8.6.14.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.128	New Zealand Housing Foundation	Retain deletion of H8.6.15.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.129	New Zealand Housing Foundation	Retain deletion of H8.6.16.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.130	New Zealand Housing Foundation	Retain deletion of H8.6.17.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.131	New Zealand Housing Foundation	Retain deletion of H8.6.18.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.132	New Zealand Housing Foundation	Retain deletion of H8.6.19.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.133	New Zealand Housing Foundation	Retain deletion of H8.6.20.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	938.134	New Zealand Housing Foundation	Retain deletion of H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	938.135	New Zealand Housing Foundation	Delete proposed Standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A, and revert to the operative standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	938.136	New Zealand Housing Foundation	Delete proposed Standards H8.6.34, and replace with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	938.137	New Zealand Housing Foundation	Amend H9.6.1 to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS85	Raynor McMahon	Oppose	938.138	New Zealand Housing Foundation	Retain standard H11.6.1	Business Zones provisions	Metropolitan Centre Zone - provisions
FS85	Raynor McMahon	Oppose	938.139	New Zealand Housing Foundation	Amend Standard H10.6.1 Building height to provide for a height of 32.5 metres within all of the Business - Town Centre Zone.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	938.140	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H10.6.2	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	938.141	New Zealand Housing Foundation	Amend Standard H10.6.1 to provide for a height of 24 metres within all of the Business - Local Centre Zone.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	938.142	New Zealand Housing Foundation	Retain the 19 metres, plus 60 degree HIRB control in Standard H11.6.2	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	938.143	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (centre selection)
FS85	Raynor McMahon	Oppose	938.144	New Zealand Housing Foundation	Amend to increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Height	Height response - other zones
FS85	Raynor McMahon	Oppose	938.145	New Zealand Housing Foundation	Retain Standard H12.6.2.	Business Zones provisions	Neighbourhood Centre Zone - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	938.146	New Zealand Housing Foundation	Amend Standard H13.6.1 to provide for a height of 24 metres within all of the Business - Mixed Use Zone.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	938.147	New Zealand Housing Foundation	Retain Standard H13.6.2.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	938.148	New Zealand Housing Foundation	Delete the definition for canopy tree.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	938.149	New Zealand Housing Foundation	Delete the definition for deep soil area.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	938.150	New Zealand Housing Foundation	Clarify definition of landscaped area and amended accordingly. Alternatively, retain the existing definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	938.151	New Zealand Housing Foundation	Amend the plan so that six storeys is applied as a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	938.152	New Zealand Housing Foundation	Amend where six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. Refer to full submission for more details.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	938.153	New Zealand Housing Foundation	Amend the plan change to include the Light Rail Study Area.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	938.154	New Zealand Housing Foundation	Amend pc 78 to include Special Housing Areas.	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	938.155	New Zealand Housing Foundation	Amend PC 78 to so that the definition of rapid transit service includes frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys. The identified corridors are: Great North Road (from Pt Chevalier to Ponsonby Road), Sandringham Road (from Mt Albert Road to New North Road), Dominion Road (from Denbigh Avenue to View Road), Mt Eden Road (from Mount Albert Road to Symonds Street), Manukau Road (from Onehunga to Broadway), Great South Road (from Ellerslie Main Highway to Broadway).	Walkable Catchments	WC RTN Methodology

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	941.1	Foodstuffs North Island Limited	Amend PC 78 to include infrastructure capacity constraints as a qualifying matter that constrains the extent which intensification may occur outside the existing City Centre, Metropolitan Centre, Town Centre and Local Centre zones. [Refer to the full submission for examples of how this could be accomplished including zoning extent, conditional rezonings, additional infrastructure capacity standard (paragraph 4(b)(i-iii) pages 4 and 5)].	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	941.2	Foodstuffs North Island Limited	Include a walkable catchment for the Addison Local Centre or include the Addison Local Centre within a walkable catchment that includes all the Takanini Railway Station and the Takanini Town Centre. [Refer to Attachment 2, Map 1 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS85	Raynor McMahon	Oppose	941.3	Foodstuffs North Island Limited	Amend the maximum height for the Addison Local Centre to 21m. [Refer to Attachment 2, Map 1 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.4	Foodstuffs North Island Limited	Rezone 162-164 Balmoral Road, Balmoral to Local Centre zone. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.5	Foodstuffs North Island Limited	Amend the maximum height across the site bordered by Balmoral Road, Rocklands Avenue and Mt Balmoral to 21m. [Refer to Attachment 2, Map 2 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.6	Foodstuffs North Island Limited	Add a walkable catchment for Browns Bay Town Centre. [Refer to Attachment 2, Map 3 of the submission for further details]	Centres - NPS-UD Policy 3d response	Browns Bay Town Centre - extent of intensification
FS85	Raynor McMahon	Oppose	941.7	Foodstuffs North Island Limited	Amend the maximum height in the Browns Bay Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS85	Raynor McMahon	Oppose	941.8	Foodstuffs North Island Limited	Include a walkable catchment for Clendon Local Centre. [Refer to Attachment 2, Map 4 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n
FS85	Raynor McMahon	Oppose	941.9	Foodstuffs North Island Limited	Amend the maximum height in the Clendon Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Pr ecinct to limit height)
FS85	Raynor McMahon	Oppose	941.10	Foodstuffs North Island Limited	Delete Regional Maunga Viewshafts and Height and Building Sensitive Areas Overlay notation from those parts of the Devonport Town Centre that are not within the Special Character Area.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	941.11	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Town Centre and Ferry Terminal. Refer to Attachment 2, Map 5 of the submission for further details.	Centres - NPS-UD Policy 3d response	Devonport Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	941.12	Foodstuffs North Island Limited	Include a walkable catchment for Devonport Ferry Terminal. [Refer to Attachment 2, Map 5 of the submission for further details]	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	941.13	Foodstuffs North Island Limited	Rezone 360-388 Dominion Road, Mount Eden to Local Centre zone. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.14	Foodstuffs North Island Limited	Amend the height standard for 360-388 Dominion Road, Mount Eden to 21m. [Refer to Attachment 2, Map 6 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.15	Foodstuffs North Island Limited	Rezone Eastridge Local Centre to Town Centre zone. [Refer to Attachment 2, Map 7 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	941.16	Foodstuffs North Island Limited	Add a walkable catchment for the Eastridge Local Centre. [Refer to Attachment 2, Map 7 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensificatio n

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FS85	Raynor McMahon	Oppose	941.17	Foodstuffs North Island Limited	Amend the maximum height for the Eastridge Local Centre to 50m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.18	Foodstuffs North Island Limited	Amend the height standard for the balance of the land encompassing both sides of the Kepa Road ridge between Dudley Road and Nehu Street / Reihana Street land, Eastridge to 32.5 m. [Refer to Attachment 2, Map 7 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	941.19	Foodstuffs North Island Limited	Delete the Special Character notation for 360-388 Dominion Road, Mount Eden.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.20	Foodstuffs North Island Limited	Include a walkable catchment along Mokoia Road between and including Highbury Town Centre and Birkenhead Local Centre. [Refer to Attachment 2, Map 8 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS85	Raynor McMahon	Oppose	941.21	Foodstuffs North Island Limited	Amend the maximum height standard for the Birkenhead Local Centre to 27m. [Refer to Attachment 2, Map 8 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.22	Foodstuffs North Island Limited	Include a walkable catchment for the Highland Park Town Centre. [Refer to Attachment 2, Map 9 for further details]	Centres - NPS-UD Policy 3d response	Highland Park Town Centre - extent of intensification

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FS85	Raynor McMahon	Oppose	941.23	Foodstuffs North Island Limited	Amend the maximum height for the Highland Park Town Centre to 32.5m. [Refer to Attachment 2, Map 9 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.24	Foodstuffs North Island Limited	Include a walkable catchment for the Hobsonville Local Centre. [Refer to Attachment 2, Map 10 of he submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification
FS85	Raynor McMahon	Oppose	941.25	Foodstuffs North Island Limited	Amend the maximum height for the Hobsonville Local Centre to 21m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.26	Foodstuffs North Island Limited	Rezone Lincoln Road Pak'n Save General Business zone site and the Mixed Use zoned site on the northern side of Universal Drive to Local Centre zone. [Refer to Attachment 2, Map 11 of the submission for further details]	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	941.27	Foodstuffs North Island Limited	Include a walkable catchment for the requested Lincoln Road Local Centre. [Refer to Attachment 2, Map 11 of the submission for further details]	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	941.28	Foodstuffs North Island Limited	Include a maximum height standard for requested Lincoln Road Local Centre of 21m. [Refer to Attachment 2, Map 11 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.29	Foodstuffs North Island Limited	Include a walkable catchment for the Māngere Town Centre. [Refer to Attachment 2, Map 12 of the submission for further details]	Centres - NPS-UD Policy 3d response	Māngere Town Centre - extent of intensification

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FS85	Raynor McMahon	Oppose	941.30	Foodstuffs North Island Limited	Amend the maximum height for the Māngere Town Centre to 32.5m. [Refer to Attachment 2, Map 12 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.31	Foodstuffs North Island Limited	Amend the maximum height for the Manurewa Town Centre zone to 32.5m. [Refer to Attachment 2, Map 13 of the submission for further details]	Centres - NPS-UD Policy 3d response	Manurewa Town Centre - extent of intensification
FS85	Raynor McMahon	Oppose	941.32	Foodstuffs North Island Limited	Rezone 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World) to Town Centre zone.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.33	Foodstuffs North Island Limited	Include a walkable catchment for the requested May Road Town Centre. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.34	Foodstuffs North Island Limited	Amend the maximum height for the requested May Road Town Centre to 32.5m. [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.35	Foodstuffs North Island Limited	Delete the Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mount Roskill, Height Sensitive Areas from 208/22 and 20 Stoddard Road and 55 May Road, Mount Roskill (May Road New World). [Refer to Attachment 2, Map 14 of the submission for further details]	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	941.36	Foodstuffs North Island Limited	Include a walkable catchment for the Milford Town Centre. [Refer to Attachment 2, Map 15 of the submission for further details]	Centres - NPS-UD Policy 3d response	Milford Town Centre - extent of intensification
FS85	Raynor McMahon	Oppose	941.37	Foodstuffs North Island Limited	Amend the maximum height for the Milford Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)

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FS85	Raynor McMahon	Oppose	941.38	Foodstuffs North Island Limited	Rezone part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site) to Residential - Terrace Housing and Apartment Buildings Zone. [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	941.39	Foodstuffs North Island Limited	Retain General Business zoning for part of 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save site). [Refer to Attachment 2, Map 16 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	941.40	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Mt Albert
FS85	Raynor McMahon	Oppose	941.41	Foodstuffs North Island Limited	Amend to extend the walkable catchments for the Avondale and Mt Albert RTN along New North Road so they form a single, connected walkable catchment.	Walkable Catchments	WC RTN Avondale
FS85	Raynor McMahon	Oppose	941.42	Foodstuffs North Island Limited	Amend the maximum height for 1159-1173 New North Road, Mount Albert (Mt Albert Pak'n Save) to 21m. [Refer to Attachment 2, Map 16 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.43	Foodstuffs North Island Limited	Amend to extend the Panmure RTN walkable catchment to include 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save). [Refer to Attachment 2, Map 17 of the submission for further details]	Walkable Catchments	WC RTN Panmure
FS85	Raynor McMahon	Oppose	941.44	Foodstuffs North Island Limited	Amend the maximum height for 80 Mount Wellington Highway, Mount Wellington (Mt Wellington Pak'n Save) to 21m. [Refer to Attachment 2, Map 17 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.45	Foodstuffs North Island Limited	Include a walkable catchment for Orewa Town Centre. [Refer to Attachment 2, Map 18 of the submission for further details]	Centres - NPS-UD Policy 3d response	Other centres - extent of intensification

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FS85	Raynor McMahon	Oppose	941.46	Foodstuffs North Island Limited	Amend the maximum height for Orewa Town Centre to 32.5m.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.47	Foodstuffs North Island Limited	Amend the maximum height across the whole Papakura Metropolitan Centre to 40.5m. [Refer to Attachment 2, Map 19 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	941.48	Foodstuffs North Island Limited	Include a walkable catchment for the Remuera Town Centre or amend to include Remuera Town Centre within a walkable catchment that includes all of the walkable catchments for Newmarket and Greenlane. [Refer to Attachment 2, Map 20 of the submission for further details]	Centres - NPS-UD Policy 3d response	Remuera Town Centre - extent of intensification
FS85	Raynor McMahon	Oppose	941.49	Foodstuffs North Island Limited	Amend the maximum height for the Remuera Town Centre to 32.5m. [Refer to Attachment 2, Map 20 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.50	Foodstuffs North Island Limited	Amend the height standard for the Takapuna Metropolitan Centre to 72m. [Refer to Attachment 2, Map 21 of the submission for further details]	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)

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FS85	Raynor McMahon	Oppose	941.51	Foodstuffs North Island Limited	Amend the maximum height standard for 2 College Hill Freemans Bay and 220 Victoria Street West Auckland Central (Victoria Park New World) to 50m. [Refer to Attachment 2, Map 22 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.52	Foodstuffs North Island Limited	Rezone 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to Metropolitan Centre Zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	941.53	Foodstuffs North Island Limited	Amend the maximum height for 17-19 Fred Taylor Drive, Massey (Westgate Pak'n Save) to 72m. [Refer to Attachment 2, Map 23 for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	941.54	Foodstuffs North Island Limited	Rezone part of 580 Whangaparaoa Road, Stanmore Bay to Local Centre zone. [Refer to Attachment 2, Map 23 of the submission for further details]	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	941.55	Foodstuffs North Island Limited	Include a walkable catchment for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay. [Refer to Attachment 2, Map 23 of the submission for further details]	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	941.56	Foodstuffs North Island Limited	Amend the maximum height for requested Local Centre at 580 Whangaparaoa Road, Stanmore Bay to 21m. [Refer to Attachment 2, Map 23 of the submission for further details]	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	949.1	Piper Properties Consultants Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General

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FS85	Raynor McMahon	Oppose	949.2	Piper Properties Consultants Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	949.3	Piper Properties Consultants Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	949.4	Piper Properties Consultants Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 15 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	949.5	Piper Properties Consultants Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	949.6	Piper Properties Consultants Limited	Remove Special Character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	949.7	Piper Properties Consultants Limited	Retain proposed amendments to D18.1 Background if the SCAR overlay is retained [as a QM].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.8	Piper Properties Consultants Limited	Delete objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.9	Piper Properties Consultants Limited	Delete policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.10	Piper Properties Consultants Limited	Retain D18.4(3) if LDR zone is deleted from the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.11	Piper Properties Consultants Limited	Delete D18.4(3) if LDR zone is retained as part of the plan change [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.12	Piper Properties Consultants Limited	Delete proposed provisions from D18.4.1 Activity Table [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.13	Piper Properties Consultants Limited	Retain proposed provisions from D18.4.1 Activity Table if LDR zone is deleted and a more intensive zoning is applied [refer to page 17 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.14	Piper Properties Consultants Limited	Amend standards to be complied with under D18.4.1 to rely on underlying zone to a greater extent [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.15	Piper Properties Consultants Limited	Delete D18.4(3) and D18.4(5) in relation to Special Character Areas Overlay - Business.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	949.16	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.17	Piper Properties Consultants Limited	Delete any duplication of underlying zoning requirements in relation to D18.6.1A [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.18	Piper Properties Consultants Limited	Retain D18.6.1A if LDR zone is deleted and a more intensive zoning is applied [refer to page 18 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.19	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.1 [refer to page 19 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.20	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.2 [refer to page 20 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.21	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.3 and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 21 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.22	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.4 [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.23	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1A.5 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 22 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.24	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.1 (Building height) [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.25	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.2 (Height in relation to boundary) to rely on underlying zone to a greater extent [refer to page 23 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.26	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.3 (Yards) [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.27	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.4 (Building coverage) [refer to page 25 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.28	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.5 (Landscaped area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.29	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.1.6 (Maximum impervious area) [refer to page 26 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.30	Piper Properties Consultants Limited	Delete proposed provisions under D18.6.7 (Fences) to rely on underlying zone provisions to a greater extent [refer to page 27 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.31	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.1.1 to rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 28 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.32	Piper Properties Consultants Limited	Delete proposed provisions under D18.8.2.1 [refer to page 29 submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	949.33	Piper Properties Consultants Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	949.34	Piper Properties Consultants Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	949.35	Piper Properties Consultants Limited	Remove reference to QM under E38.1 Introduction [refer to page 30 of the submission for further details].	Subdivision	Urban Subdivision

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FS85	Raynor McMahon	Oppose	949.36	Piper Properties Consultants Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.37	Piper Properties Consultants Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.38	Piper Properties Consultants Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.39	Piper Properties Consultants Limited	Delete proposed amendments to E38.3 (13)(31)(32)(33)(34)(35)Policies. [refer to page 31 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.40	Piper Properties Consultants Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission pages 32-33 for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.41	Piper Properties Consultants Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.42	Piper Properties Consultants Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 34 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.43	Piper Properties Consultants Limited	Delete proposed amendments to E38.8.2 [refer to page 34-35 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.44	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.1 [refer to page 35 submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.45	Piper Properties Consultants Limited	Delete proposed amendments to E38.11.2 [refer to page 35-36 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.46	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.1 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.47	Piper Properties Consultants Limited	Delete proposed amendments to E38.12.2 [refer to page 36 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	949.48	Piper Properties Consultants Limited	Delete LDR zone in its entirety [refer to page 37-39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	949.49	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	Mapping - general, clarity of rezoning

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FS85	Raynor McMahon	Oppose	949.50	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 39 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	949.51	Piper Properties Consultants Limited	Delete additional objectives (5)-(10) inserted at H5.2 [refer to page 39 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	949.52	Piper Properties Consultants Limited	Delete additional policies (6a)(7)(11)(12)(13)(14)(15)(16)(17) inserted at H5.3 [refer to page 40 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	949.53	Piper Properties Consultants Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 42 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	949.54	Piper Properties Consultants Limited	Retain proposed provisions under H5.5(4) [refer to page 44 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	949.55	Piper Properties Consultants Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.56	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to page 46 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.57	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 47 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.58	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.59	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.60	Piper Properties Consultants Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.61	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.62	Piper Properties Consultants Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.63	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.64	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.65	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.66	Piper Properties Consultants Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.67	Piper Properties Consultants Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.68	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to page 51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.69	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) [refer page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.70	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) [refer to page 53 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.71	Piper Properties Consultants Limited	Delete proposed provisions under H5.6.21 (Residential waste management) [refer to page 54-55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	949.72	Piper Properties Consultants Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA [refer to page 55-56 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.73	Piper Properties Consultants Limited	Delete proposed additions to H5.8.1(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.74	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation [refer to pages 56-57 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.75	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.76	Piper Properties Consultants Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.77	Piper Properties Consultants Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.78	Piper Properties Consultants Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.79	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	949.80	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.81	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(1)(c) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.82	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.83	Piper Properties Consultants Limited	Delete assessment criteria H5.8.2(3)(d) [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.84	Piper Properties Consultants Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to pages 57-62 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.85	Piper Properties Consultants Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Development [refer to pages 63-66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.86	Piper Properties Consultants Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to page 66 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.87	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to page 67 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.88	Piper Properties Consultants Limited	Retain proposed changes to Assessment criteria at H5.8(6) for height in relation to boundary [refer to page 69 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.89	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.90	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.91	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to page 71 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.92	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.93	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to page 72 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.94	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to page 73 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.95	Piper Properties Consultants Limited	Retain propose changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.96	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.97	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to page 74 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.98	Piper Properties Consultants Limited	Delete changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.99	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.100	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 75 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.101	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.102	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to page 76 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.103	Piper Properties Consultants Limited	Delete proposed changes to Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.104	Piper Properties Consultants Limited	Delete proposed special information requirements under H5.9 [refer to page 77 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.105	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	949.106	Piper Properties Consultants Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to pages 78-79 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	949.107	Piper Properties Consultants Limited	Retain MDRS provisions under H6.1 Zone description [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	949.108	Piper Properties Consultants Limited	Delete changes proposed to H6.2 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.109	Piper Properties Consultants Limited	Delete changes proposed to H6.3 [refer to page 79 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	949.110	Piper Properties Consultants Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	949.111	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) in a SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	949.112	Piper Properties Consultants Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	949.113	Piper Properties Consultants Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	949.114	Piper Properties Consultants Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.115	Piper Properties Consultants Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.116	Piper Properties Consultants Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.117	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.118	Piper Properties Consultants Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.119	Piper Properties Consultants Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.120	Piper Properties Consultants Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage) [refer to page 85 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.121	Piper Properties Consultants Limited	Remove reference to limiting development on 'sites' subject to a SEA [if H6.4.1(A2A) and H6.4.1(A2B) are retained] and focus on managing works 'within' the SEA [refer to page 82 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	949.122	Piper Properties Consultants Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.123	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.13 (Outlook space) [refer to page 86 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.124	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.15 (Outdoor living space) [refer to page 87 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.125	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways) [refer to page 88 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.126	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.127	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways) [refer to page 89 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.128	Piper Properties Consultants Limited	Delete proposed provisions under H6.6.22 (Residential waste management) [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	949.129	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.1 Matters of Control [refer to page 91 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.130	Piper Properties Consultants Limited	Delete proposed provisions under H6.7.2 Assessment criteria for Controlled activities [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.131	Piper Properties Consultants Limited	Reject matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.132	Piper Properties Consultants Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.133	Piper Properties Consultants Limited	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.134	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.135	Piper Properties Consultants Limited	Retain the proposed deletion of 'intensity' from criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.136	Piper Properties Consultants Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.137	Piper Properties Consultants Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.138	Piper Properties Consultants Limited	Delete other proposed provisions under H6.8.1 [refer to page 92 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.139	Piper Properties Consultants Limited	Delete proposed provisions under H6.8.2 Assessment criteria [refer to page 96 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.140	Piper Properties Consultants Limited	Delete proposed provisions under H6.9 Special Information Requirements [refer to page 103 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	949.141	Piper Properties Consultants Limited	Delete proposed 'Landscaped area definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	949.142	Piper Properties Consultants Limited	Delete proposed 'Service Area' definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.143	Piper Properties Consultants Limited	Delete proposed 'Urban Heat Island' definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	949.144	Piper Properties Consultants Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	949.145	Piper Properties Consultants Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	949.146	Piper Properties Consultants Limited	Approve the broad application of MHU as notified.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	949.147	Piper Properties Consultants Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	949.148	Piper Properties Consultants Limited	Reject introduction of QMs and its relationship with the underlying zones to justify lower density zoning [refer to page 5 of submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	949.149	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	949.150	Piper Properties Consultants Limited	Reject LDR zoning for 70-72 Williamson Avenue, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	949.151	Piper Properties Consultants Limited	Reject LDR zoning for 49 Ariki Street, Grey Lynn.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	949.152	Piper Properties Consultants Limited	Reject aesthetic based character assessments [in relation to Grey Lynn area] [refer to page 10 of submission for details].	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Oppose	949.153	Piper Properties Consultants Limited	Reject approach to application of 800m walkable catchment.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	949.154	Piper Properties Consultants Limited	Reject inclusion of Special Character Overlay as QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	949.155	Piper Properties Consultants Limited	Reject inclusion of Floodplains as QM.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	949.156	Piper Properties Consultants Limited	Reject inclusion of Combined Wastewater Network as QM.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	949.157	Piper Properties Consultants Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	949.158	Piper Properties Consultants Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA and introduce higher intensity zones across those areas currently spatially mapped by identified QM's.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	971.1	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres, metropolitan centres and rapid transit routes including bus routes throughout the Auckland region.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	971.2	RTJ Property Professionals Limited	Increase the city centre walkable catchment to a minimum of 2,500 metres from the edges of the city centre.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS85	Raynor McMahon	Oppose	971.3	RTJ Property Professionals Limited	Increase the metropolitan centre walkable catchment to a minimum of 1,500 metres radius from the edges of metropolitan centres.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS85	Raynor McMahon	Oppose	971.4	RTJ Property Professionals Limited	Apply a wider walkable catchment to all rapid transit routes including bus routes throughout the Auckland region. Walkable catchments should be increased to a minimum of 1,500 metres radius from rapid transit centres. In addition they should be applied within 200 metres of any bus route.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	971.5	RTJ Property Professionals Limited	Apply a wider walkable catchment to all town centres throughout the Auckland region.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS85	Raynor McMahon	Oppose	971.6	RTJ Property Professionals Limited	Do not upzone the rail [inferred light rail] corridor allowing more intensive development prior to the route being confirmed.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	971.7	RTJ Property Professionals Limited	Do not restrict development on all sites up-zoned based on Council's failure to provide sufficient waste water treatment and/or water supply infrastructure to cater for the development that has already occurred throughout the Auckland region and is required to satisfy the population growth expected within the Auckland region in the next 30 years.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	971.8	RTJ Property Professionals Limited	Do not restrict the number of sites and units to be accessed from driveways to that currently proposed under the plan change and the current operative plan. Use Christchurch District Plan controls [attached].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	971.9	RTJ Property Professionals Limited	See PC79 (Amendments to the transport provisions)	Other Plan Change	0
FS85	Raynor McMahon	Oppose	971.10	RTJ Property Professionals Limited	Provide more and better infrastructure such as more frequent public transport to support the increased population, and provide more dedicated bus lanes.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	1066.1	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	1066.2	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape assessment, D11.9.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1066.3	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed mapping extent of the Waitākere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1066.4	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed information requirement at D12.9 "An ecological assessment and landscape assessment prepared by a suitably qualified specialist may be required as part of a subdivision application, commensurate with the scale and likely effects of the proposed development".	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)

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FS85	Raynor McMahon	Oppose	1066.5	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS85	Raynor McMahon	Oppose	1066.6	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1066.7	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1066.8	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new rules (D14.4.1(A7A) – (A7D)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1066.9	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain existing standards D14.6.1 (Height) and D14.6.3.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.10	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standards proposed to apply only to buildings in Residential Zones within the Height and Buildings Sensitive Areas Overlay (D14.6.5(1), D14.6.6(1), and D14.6.7(1)).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1066.11	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1066.12	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1066.13	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1066.14	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new Policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)

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FS85	Raynor McMahon	Oppose	1066.15	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1066.16	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1066.17	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amended matters of discretion - D15.8.1(1) and (2) and assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1066.18	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed requirement for a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1066.19	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove local and public views as a Qualifying Matter.	Qualifying Matters Other	Local Public Views (D16)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.20	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed provisions (Historic Heritage overlay as a qualifying matter)	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	1066.21	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1066.22	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	If the overlay is retained, retain proposed amendments to D18.1 Background.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1066.23	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new 'Special Character Areas Overlay – Residential' objectives (4)-(7C).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1066.24	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new introductory statement (3) to D18.4 Activity table if Low Density Residential zone is deleted from the Unitary Plan (preferred). Alternatively, delete the proposed introductory statement (3) to D18.4 Activity table if the Low Density Residential zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.25	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions significantly amending Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain provisions if underlying Low Density Residential zone is deleted and a more intensive zoning is applied. Amend standards to be complied with to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.26	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	1066.27	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, delete any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent). Alternatively, retain provisions if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.28	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.29	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS85	Raynor McMahon	Oppose	1066.30	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.31	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	1066.32	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	1066.33	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.34	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.2 'Height in relation to boundary' and amendments to existing standard D18.6.1.2 'Height in relation to boundary'. Rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.35	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.3 'Yards' and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.36	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.37	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.38	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.1.6 'Maximum impervious area' and amendments to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.39	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new purpose to existing standard D18.6.7. 'Fences, walls and other structures' and amendments/additions to existing standard D18.6.1.7 'Fences, walls and other structures', rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.40	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at D18.8.1.1, addition to matter of discretion D18.8.1.1(2), replacement matter of discretion D18.8.1.1(3) and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.41	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new assessment criteria at D18.8.2.1 'Special Character Areas Overlay – Residential' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1066.42	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new statement inserted under heading E36. Natural hazards and flooding: 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' Delete number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA. Delete a amendment to E36.1. Background.	Qualifying Matters Other	Natural Hazards that are less than significant
FS85	Raynor McMahon	Oppose	1066.43	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendment to E38.1. Introduction.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.44	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.2. Objectives.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.45	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to Qualifying Matters, particularly the mapped Infrastructure Constraints in amendments to E38.2. Objectives.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.46	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to Table E38.4.2 Activity table - Subdivision in residential zones.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.47	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain new addition of E38.8.1A. Standards – residential controlled activities activity applications. Specify that for subdivision around approved land use resource consent or around existing building and development, Standard E38.8.1.2(1) "A single jointly owned access lot or right-of-way easement must not serve more than ten proposed rear sites" does not apply. Apply to restricted discretionary activity resource consent around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.48	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.8.2. Standards – residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.49	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.1. Matters of control.	Subdivision	Urban Subdivision

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FS85	Raynor McMahon	Oppose	1066.50	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.11.2. Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.51	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.1. Matters of discretion.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.52	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to E38.12.2. Assessment criteria.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1066.53	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain application of Single House zone to periphery of the region.	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1066.54	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete Low Density Residential zone in its entirety.	Qualifying Matters Other	Appropriateness of QMs (Other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.55	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain mapped extent of the Mixed Housing Suburban zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1066.56	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the provisions of the Mixed Housing Suburban zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS85	Raynor McMahon	Oppose	1066.57	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1066.58	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the MHU zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1066.59	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H5.2.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.60	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H5.3.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1066.61	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new clarifying statement and rules introduced H5.4.1 Activity Table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1066.62	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions H5.5(1).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1066.63	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed new standard H5.6.3A 'Number of dwellings per site'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.64	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1066.65	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.3C 'Dwellings within the Infrastructure – Stormwater Disposal Constraints Control'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.66	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H5.6.5 HiRB amended to accord with MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.67	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.8 Yards to accord with MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.68	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete table H5.6.8.2 (riparian / lakeside / coastal protection yard).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.69	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.10 Building coverage to incorporate MDRS requirement.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1066.70	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H5.6.10(2) Building coverage requirement from the zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.71	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to H5.6.11 Landscaped area to incorporate MDRS requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.72	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H5.6.11 Landscaped area not required by MDRS .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.73	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.12 Outlook space to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.74	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Support amendment to existing H5.6.12 Outlook space standard reducing outlook space requirement to 5m for four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1066.75	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to existing H5.6.12 Outlook space standard for four or more dwellings or otherwise amend to address reasons identified in submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.76	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H5.6.14 Outdoor living space to give effect to MDRS requirements for up to three dwellings	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.77	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other amendments to Standard H5.6.14 Outdoor living space.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.78	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H5.6.18 'Windows to street and private vehicle and pedestrian accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.79	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.19 'Deep soil area and canopy tree'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.80	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.20 'Safety and privacy buffer from private pedestrian and vehicle accessways'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.81	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H5.6.21 'Residential waste management'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1066.82	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H5.7.1(1) and assessment criteria H5.7.2(1).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.83	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete amendments to H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.84	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain deletion of 'intensity' from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria; and delete other amendments from H5.8.1(1) matters of discretion and H5.8.2(1) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.85	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete 'intensity' from H5.8.1(3)(a)(i) matters of matters of discretion and H5.8.2(1)(b)(i) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.86	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.87	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H5.8.1 (1)-(2) matters of discretion and H5.8.2 (1)-(2) assessment criteria.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.88	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.1(3) matters of discretion and H5.8.2(3) assessment criteria provisions for IRDs.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.89	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of discretion at H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.90	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(4) building height assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.91	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H5.8.2(6) HiRB assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.92	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(9) yards assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.93	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(10) maximum impervious areas assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.94	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(11) building coverage assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.95	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(12) landscaped area assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.96	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(13) outlook space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.97	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(14) daylight assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.98	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15) outdoor living space assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.99	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(15A) assessment criteria provisions for windows to street and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.100	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(16) assessment criteria provisions for front, side and rear walls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.101	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(17) assessment criteria provisions for minimum dwelling size.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.102	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(18) assessment criteria provisions for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.103	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(19) assessment criteria provisions for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.104	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(20) residential waste assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.105	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(21) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.106	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H5.8.2(22) assessment criteria provisions.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.107	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed special information requirements at H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1066.108	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor where otherwise appropriately located close to centres, transport options, etc.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1066.109	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Extend the mapped extent of the THAB zone to take in the Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options, etc.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.110	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Approve proposed amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1066.111	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional objectives inserted at H6.2.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1066.112	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete additional policies inserted at H6.3.	Terrace Housing and Apartment Buildings Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1066.113	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in Activity Table H6.4.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1066.114	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed notification provisions (H6.5(5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.115	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.116	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed new standards at H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.117	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the MDRS H6.6.5 Height standard for 'up to three dwellings' and replace it with the standard zone height limits proposed inside / outside walkable catchments [that is, amend H6.6.5 to enable at least six-storey development across the zone].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.118	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable at least six-storey development across in H6.6.5 Height Standards the zone.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1066.119	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H6.6.6-H6.6.8 Height in relation to boundary provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.120	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete H6.6.11(2) Building coverage requirement from the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.121	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed provisions in standard H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.122	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to H6.6.13 Outlook Space	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.123	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain amendments to Standard H6.6.13 Outlook space which support reduction of outlook space to 5m. Opposed requirement for outlook from 4+ dwellings to align with outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.124	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendment to existing H6.6.15 Outdoor living space.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	1066.125	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to existing H6.6.19 Windows to Street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.126	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed amendments to standard H6.6.20 Deep soil area and canopy trees.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.127	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new Standard H6.6.21 'Safety and privacy buffer to private pedestrian and vehicle accessways'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.128	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new standard H6.6.22 'Residential waste management'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1066.129	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete new matters of control H6.7.1(1) and assessment criteria H6.7.2(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.130	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(6).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.131	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.132	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Reject matter of discretion H6.8.1(7) relating to mapped stormwater disposal constraints.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS85	Raynor McMahon	Oppose	1066.133	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.134	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.135	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(22) if mapped Control removed from the Planning Maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.136	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain assessment criteria H6.8.2(21) if mapped Infrastructure –Stormwater Disposal Constraints removed from the Planning Maps and zones.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS85	Raynor McMahon	Oppose	1066.137	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.138	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain the proposed deletion of 'intensity' from matters of discretion H6.8.1(1)(b)(i), H6.8.1(2)((a)(i) and H6.8.1(3)(a)(i) and assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.139	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H6.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.140	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.1 (1)-(2) matters of discretion and H6.8.2 assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.141	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete other proposed H6.8.2(3),(5)-(6), (11)-(13),(15A),(17)-(22) assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.142	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H6.9. Special information requirements provisions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1066.143	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.1 zone provisions that directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.144	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.1 zone provisions relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.145	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.2 objectives relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.146	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character and all other proposed changes to H8.2 objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.147	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.3 policies relating to qualifying matters.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.148	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend references to 'human scale' to better define / describe the outcomes sought, along with amending prescriptive nature of policies relating to built form and massing standards, and retain all other proposed changes to H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.149	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.4.1 Activity table provisions relating to qualifying matters and retain all other proposed changes qualifying matters and retain all other.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.150	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.2. General building height provisions.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1066.151	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed H8.6.5. Harbour edge height control plane provisions.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1066.152	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1066.153	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain operative provision H8.6.8(1)(b).	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1066.154	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.9. Rooftops provisions as proposed.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.155	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.10-H8.6.21 provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1066.156	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain H8.6.23. Streetscape improvement and landscaping provisions as proposed.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1066.157	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1066.158	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed Standard H8.6.24A Maximum east-west tower dimension provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1066.159	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25 Building frontage alignment and height.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

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FS85	Raynor McMahon	Oppose	1066.160	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.6.25A Building setback from boundaries: provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1066.161	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed standard H8.6.34. Through-site links provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.162	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(6) Matters of discretion provisions or otherwise amend as requested by: deleting any reference to 'existing' built form and character; deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.163	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(8B) Maximum east-west tower dimension matters of discretion provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1066.164	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.1(9) matters of discretion provisions.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.165	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Retain proposed at H8.8.1(16) matters of discretion provisions.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.166	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Amend proposed H8.8.2(1) and H8.8.2(6) assessment provisions by: deleting any reference to 'existing' built form and character; and deleting reference to 'human scale' as this is meaningless. Replace with more meaningful wording.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1066.167	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(8B) Maximum east-west tower dimension assessment criteria provisions.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1066.168	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete proposed H8.8.2(9) assessment criteria provisions.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1066.169	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.1. Zone description.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.170	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.1. Zone description	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1066.171	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.2. objectives.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1066.172	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.2. objectives.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1066.173	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in H13.3. objectives.	Business Zones provisions	Mixed Use Zone

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FS85	Raynor McMahon	Oppose	1066.174	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments in H13.3. policies.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1066.175	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Remove any reference to Qualifying Matters in purpose of Standard H13.6.1. Building height.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1066.176	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1066.177	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed landscaped area definition.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1066.178	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed service area definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1066.179	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Delete the proposed urban heat island definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1066.180	Avant Group Limited ('Avant') and Ngā Maunga Whakahii o Kaipara Whenua Hoko Holdings Limited ('NMWoK')	Apply the Height Variation Control to 39 Launch Road, Hobsonville to enable height of 35m across the northern end of the property. [Refer to pages 8 and 9 of the submission for detail].	Precincts - NPSUD MDRS Response	I605 Hobsonville Point Precinct
FS85	Raynor McMahon	Oppose	1073.1	Fulton Hogan Land Development Limited	Retain Residential MHU and THAB zoning within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1073.2	Fulton Hogan Land Development Limited	Retain the Wainui precinct provisions as notified - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS85	Raynor McMahon	Oppose	1073.3	Fulton Hogan Land Development Limited	Delete the Infrastructure – Water and/or Wastewater Constraints Control as it applies within the Wainui Precinct - I544 Wainui Precinct - see page 40 of submission.	Precincts - NPSUD MDRS Response	I544 Wainui Precinct
FS85	Raynor McMahon	Oppose	1073.4	Fulton Hogan Land Development Limited	Amend H5.1 Zone description to clarify that the Residential MHU zone has a role in the reduction in carbon emissions through promoting a compact urban form [refer to Appendix 1, page 5 of submission for details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS85	Raynor McMahon	Oppose	1073.5	Fulton Hogan Land Development Limited	Retain Objective H5.2(A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.6	Fulton Hogan Land Development Limited	Retain Objective H5.2(B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.7	Fulton Hogan Land Development Limited	Amend H5.2(1) to 'Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher medium density residential living and to provide urban living that increases housing capacity and choice and access to public transport.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.8	Fulton Hogan Land Development Limited	Approve deletion of Objective H5.2(2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.9	Fulton Hogan Land Development Limited	Retain operative objective H5.2(3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.10	Fulton Hogan Land Development Limited	Retain Objective H5.2(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.11	Fulton Hogan Land Development Limited	Delete Objective H5.2(5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.12	Fulton Hogan Land Development Limited	Amend Objective H5.2(6) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change. and contributes to a reduction in carbon emissions.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.13	Fulton Hogan Land Development Limited	Amend Objective H5.2(7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects. Development is supported by adequate infrastructure and services.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.14	Fulton Hogan Land Development Limited	Amend H5.2(8) to 'Enable a safe street environment, including passive surveillance for pedestrians within and adjacent to developments.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.15	Fulton Hogan Land Development Limited	Delete Objective H5.2(9) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.16	Fulton Hogan Land Development Limited	Delete Objective H5.2(10) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.17	Fulton Hogan Land Development Limited	Retain policy H5.3. (A1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.18	Fulton Hogan Land Development Limited	Retain policy H5.3. (B1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.19	Fulton Hogan Land Development Limited	Retain policy H5.3. (C1) as notified.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.20	Fulton Hogan Land Development Limited	Retain policy H5.3. (D1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.21	Fulton Hogan Land Development Limited	Retain policy H5.3. (E1) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.22	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (1) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.23	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (2) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.24	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (3) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.25	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (4) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.26	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (5) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.27	Fulton Hogan Land Development Limited	Approve deletion of policy H5.3. (6) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.28	Fulton Hogan Land Development Limited	Delete and replace H5.3. (6A) with additional policies under the heading Planned Built Character and Street Environment [refer to Appendix 1, page 6 and 7 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.29	Fulton Hogan Land Development Limited	Retain operative policy H5.3. (7); proposed deletion opposed - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.30	Fulton Hogan Land Development Limited	Retain policy H5.3. (8) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.31	Fulton Hogan Land Development Limited	Retain policy H5.3. (9) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.32	Fulton Hogan Land Development Limited	Retain policy H5.3. (10) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.33	Fulton Hogan Land Development Limited	Delete policy H5.3. (11) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.34	Fulton Hogan Land Development Limited	Amend policy H5.3. (12) to 'Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.35	Fulton Hogan Land Development Limited	Amend policy H5.3. (13) to 'Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure. proposals for four or more residential units to demonstrate that there is adequate capacity in the infrastructure networks to support the development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.36	Fulton Hogan Land Development Limited	Delete policy H5.3. (14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.37	Fulton Hogan Land Development Limited	Delete policy H5.3. (15) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.38	Fulton Hogan Land Development Limited	Delete policy H5.3. (16) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1073.39	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2A) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.40	Fulton Hogan Land Development Limited	Delete H5.4.1 (A2B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.41	Fulton Hogan Land Development Limited	Amend H5.4.1. (A3) to comply with standards as outlined in submission [refer to Appendix 1, page 8 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.42	Fulton Hogan Land Development Limited	Amend H5.4.1. (A4) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.43	Fulton Hogan Land Development Limited	Amend H5.4.1. (A8) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.44	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.45	Fulton Hogan Land Development Limited	Delete H5.4.1. (A14C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.46	Fulton Hogan Land Development Limited	Amend H5.4.1. (A30A) to comply with standards as outlined in submission [refer to Appendix 1, page 9 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.47	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.48	Fulton Hogan Land Development Limited	Amend H5.4.1. (A31A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS85	Raynor McMahon	Oppose	1073.49	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.50	Fulton Hogan Land Development Limited	Amend H5.4.1. (A32A) to comply with standards as outlined in submission [refer to Appendix 1, page 10 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.51	Fulton Hogan Land Development Limited	Delete H5.4.1. (A32B) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.52	Fulton Hogan Land Development Limited	Retain H5.4.1. (A33) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.53	Fulton Hogan Land Development Limited	Amend H5.5 (5) to comply with standards as outlined in submission [refer to Appendix 1, page 11 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.54	Fulton Hogan Land Development Limited	Delete H5.6.3B (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.55	Fulton Hogan Land Development Limited	[Delete H5.6.3C (Dwellings within the Infrastructure –Stormwater Disposal Constraints Control)] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1073.56	Fulton Hogan Land Development Limited	Retain H5.6.4. (Building height) as notified.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.57	Fulton Hogan Land Development Limited	Retain H5.6.5. (1), H5.6.5. (2A), H5.6.5. (3), H5.6.5. (4), H5.6.5. (5), H5.6.5. (6), H5.6.5. (7) (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.58	Fulton Hogan Land Development Limited	Reject deletion of H5 6.5 (2)(b) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.59	Fulton Hogan Land Development Limited	Approve deletion of H5.6.6. (Alternative height in relation to boundary) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.60	Fulton Hogan Land Development Limited	Approve deletion of H5.6.7. (Height in relation to boundary adjoining lower intensity zones) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.61	Fulton Hogan Land Development Limited	Retain H5.6.8. (Yards) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.62	Fulton Hogan Land Development Limited	Retain H5.6.9. (Maximum impervious area) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.63	Fulton Hogan Land Development Limited	Amend H5.6.10 (Building coverage) by deleting additional provisions for sites subject to the Significant Ecological Area Overlay - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.64	Fulton Hogan Land Development Limited	Amend H5.6.11 (Landscaped area) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.65	Fulton Hogan Land Development Limited	Amend H5.6.12. (Outlook space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.66	Fulton Hogan Land Development Limited	Delete H5.6.13. (Daylight) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.67	Fulton Hogan Land Development Limited	Amend H5.6.14. (Outdoor living space) to align with MDRS for all development - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.68	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H5.6.14. (Outdoor living space) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.69	Fulton Hogan Land Development Limited	Amend H5.6.15 (Front, side and rear fences and walls) to increase height to 2.5m within the side and rear yards - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.70	Fulton Hogan Land Development Limited	Amend H5.6.16 (Minimum dwelling size) to 40m² for one bedroom dwellings - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1073.71	Fulton Hogan Land Development Limited	Amend H5.6.17 (2) to 'Rainwater tanks located within a required outlook area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.72	Fulton Hogan Land Development Limited	Amend H5.6.17 (3) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m2 of the required 20m2 area.' - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.73	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission [refer to page 13 of submission for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.74	Fulton Hogan Land Development Limited	Delete H5.6.18 (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings and amend criteria as described in submission. If standard is retained amend as described [refer to page 13 for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.75	Fulton Hogan Land Development Limited	Delete H5.6.19 (Deep soil area and canopy tree) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.76	Fulton Hogan Land Development Limited	Delete H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.77	Fulton Hogan Land Development Limited	Delete H5.6.21 (Residential waste management) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1073.78	Fulton Hogan Land Development Limited	Amend H5.8.1.(2) as set out in the submission [refer to page 14 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.79	Fulton Hogan Land Development Limited	Amend H5.8.1.(3) as set out in the submission [refer to page 15 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.80	Fulton Hogan Land Development Limited	Retain H5.8.1.(4) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.81	Fulton Hogan Land Development Limited	Approve deletion of H5.8.1.(5) as notified - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.82	Fulton Hogan Land Development Limited	Delete H5.8.1.(6) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.83	Fulton Hogan Land Development Limited	Delete H5.8.1.(7) and replace with operative AUP matters of discretion addressing infrastructure servicing H5.8.1(1)(a), H5.8.1(2)(c) and H5.8.1(3)(c) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.84	Fulton Hogan Land Development Limited	Delete H5.8.2.(2) to align with operative AUP approach as discussed in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.85	Fulton Hogan Land Development Limited	Delete H5.8.2.(2)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.86	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications achieve the matters outlined in the submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.87	Fulton Hogan Land Development Limited	Delete H5.8.2.(3)(I) which relates to upgrading pedestrian facilities on the adjacent road network which sits outside of a development site - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.88	Fulton Hogan Land Development Limited	Delete H5.8.2.(4) and assess the extent that applications that infringe maximum height achieve policies as outlined in submission [refer to page 17 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.89	Fulton Hogan Land Development Limited	Retain H5.8.2.(5) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.90	Fulton Hogan Land Development Limited	Delete H5.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(6C) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.91	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(7) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.92	Fulton Hogan Land Development Limited	Approve deletion of H5.8.2.(8) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.93	Fulton Hogan Land Development Limited	Retain H5.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.94	Fulton Hogan Land Development Limited	Retain H5.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.95	Fulton Hogan Land Development Limited	Amend H5.8.2.(11) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.96	Fulton Hogan Land Development Limited	Retain H5.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.97	Fulton Hogan Land Development Limited	Retain H5.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.98	Fulton Hogan Land Development Limited	Delete H5.8.2.(14) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.99	Fulton Hogan Land Development Limited	Amend H5.8.2.(15) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.100	Fulton Hogan Land Development Limited	Amend H5.8.2.(15A) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.101	Fulton Hogan Land Development Limited	Retain H5.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission. [refer to Appendix 1 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.102	Fulton Hogan Land Development Limited	Amend H5.8.2.(17) as outlined in submission [refer to page 19 of submission for details] - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.103	Fulton Hogan Land Development Limited	Delete H5.8.2.(18) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.104	Fulton Hogan Land Development Limited	Delete H5.8.2.(19) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.105	Fulton Hogan Land Development Limited	Delete H5.8.2.(20) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.106	Fulton Hogan Land Development Limited	Delete H5.8.2.(21) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.107	Fulton Hogan Land Development Limited	Delete H5.8.2.(22) and replace with existing criteria on the operative AUP H5.8.2(1)(a), H5.8.2(2)(h) and H5.8.2(3)(k) - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.108	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.109	Fulton Hogan Land Development Limited	Delete H5.9(2) Deep Soil Area and Canopy Tree. - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.110	Fulton Hogan Land Development Limited	Delete H5.9 Residential waste management requirements - Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1073.111	Fulton Hogan Land Development Limited	Amend H6.1 Zone description as outlined in submission [refer to page 20 of submission for details] - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.112	Fulton Hogan Land Development Limited	Delete 'Urban heat island'. See page 40 of submission	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.113	Fulton Hogan Land Development Limited	Retain objective H6.2 (B1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.114	Fulton Hogan Land Development Limited	Retain objective H6.2 (1) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.115	Fulton Hogan Land Development Limited	Delete objective H6.2 (1A) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.116	Fulton Hogan Land Development Limited	Amend objective H6.2 (2) to 'Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, in a variety of forms. contributes to the creation of neighbourhoods with a high density residential built character, in a variety of forms comprising residential buildings generally up to five storeys.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.117	Fulton Hogan Land Development Limited	Retain operative H6.2 (3) objective - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.118	Fulton Hogan Land Development Limited	Retain objective H6.2 (4) as notified - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.119	Fulton Hogan Land Development Limited	Amend objective H6.2 (5) to 'Development contributes to a high-quality built environment that is resilient to the effects of climate change and supports a reduction in carbon emissions..' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.120	Fulton Hogan Land Development Limited	Delete objective H6.2 (6) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.121	Fulton Hogan Land Development Limited	Amend objective H6.2 (7) to 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects supported by adequate infrastructure and services.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.122	Fulton Hogan Land Development Limited	Amend objective H6.2 (8) to 'Enable safer pedestrian movement within the immediate locality of higher density - THAB zone. developments to ensure ease of pedestrian movement to the rapid transport stops as safe street environment, including passive surveillance, for pedestrians within and adjacent to developments.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.123	Fulton Hogan Land Development Limited	Delete objective H6.2 (9) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.124	Fulton Hogan Land Development Limited	Retain policy H6.3 (A1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.125	Fulton Hogan Land Development Limited	Retain policy H6.3 (B1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.126	Fulton Hogan Land Development Limited	Retain policy H6.3 (C1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.127	Fulton Hogan Land Development Limited	Retain policy H6.3 (D1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.128	Fulton Hogan Land Development Limited	Retain policy H6.3 (E1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.129	Fulton Hogan Land Development Limited	Delete policy H6.3 (1) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.130	Fulton Hogan Land Development Limited	Delete policy H6.3 (2) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.131	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (3). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.132	Fulton Hogan Land Development Limited	Delete H6.3 (A4) and replace with policies as outlined in the submission [refer to page 22 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.133	Fulton Hogan Land Development Limited	Delete policy H6.3 (4). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.134	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.135	Fulton Hogan Land Development Limited	Approve deletion of policy H6.3 (6) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.136	Fulton Hogan Land Development Limited	Retain H6.3 (7) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.137	Fulton Hogan Land Development Limited	Retain operative H6.3 (8) policy. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.138	Fulton Hogan Land Development Limited	Retain policy H6.3 (9) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.139	Fulton Hogan Land Development Limited	Retain H6.3 (10) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.140	Fulton Hogan Land Development Limited	Delete policy H6.3 (11). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.141	Fulton Hogan Land Development Limited	Amend policy H6.3 (12) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 23 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.142	Fulton Hogan Land Development Limited	Amend policy H6.3 (13) to provide a linkage to operative matters of discretion and assessment criteria for four or more dwellings [refer to page 24 for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.143	Fulton Hogan Land Development Limited	Delete policy H6.3 (14) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.144	Fulton Hogan Land Development Limited	Delete policy H6.3 (15). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1073.145	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2A). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.146	Fulton Hogan Land Development Limited	Delete H6.4.1 (A2B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.147	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A3) as outlined in submission [refer to page 24 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.148	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A4) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.149	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3B). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.150	Fulton Hogan Land Development Limited	Delete H6.4.1 (A3C). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.151	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.152	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A31A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.153	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.154	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A32A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.155	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.156	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.4.1 (A33A) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.157	Fulton Hogan Land Development Limited	Delete H6.4.1 (A33b). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.158	Fulton Hogan Land Development Limited	Retain H6.4.1 (A35) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.159	Fulton Hogan Land Development Limited	Amend standards to be complied with under H6.5 (5) as outlined in submission [refer to page 25 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1073.160	Fulton Hogan Land Development Limited	Delete H6.6.4B. (Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps) - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.161	Fulton Hogan Land Development Limited	Delete H6.6.4C. (Dwellings within the Infrastructure - Stormwater Disposal Constraints Control).- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.162	Fulton Hogan Land Development Limited	Amend H6.6.5 (Building Height) to provide for 8 storey development as a minimum throughout the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.163	Fulton Hogan Land Development Limited	Delete the different height limits that apply inside and outside walkable catchments.- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.164	Fulton Hogan Land Development Limited	Amend H6.6.6(1), H6.6.6(2a), H6.6.6(3), H6.6.6(4), H6.6.6(5), H6.6.6(6), H6.6.6(7) (Height in relation to boundary) to apply the walkable catchment standard to the entire THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.165	Fulton Hogan Land Development Limited	Reject deletion of H5 6.6 (2b) (Height in relation to boundary (on open space zone boundaries) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.166	Fulton Hogan Land Development Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.167	Fulton Hogan Land Development Limited	Retain H6.6.9. (Yards) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.168	Fulton Hogan Land Development Limited	Retain H6.6.10. (Maximum impervious area) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.169	Fulton Hogan Land Development Limited	Amend H6.6.11. (Building coverage) to align with MDRS. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.170	Fulton Hogan Land Development Limited	Delete additional provisions for sites subject to the Significant Ecological Area Overlay under H6.6.11. (Building coverage. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.171	Fulton Hogan Land Development Limited	Apply H6.6.12. (Landscaped area) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.172	Fulton Hogan Land Development Limited	Apply H6.6.12. (Outlook space) MDRS standard to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.173	Fulton Hogan Land Development Limited	Delete H6.6.13. (Daylight). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.174	Fulton Hogan Land Development Limited	Apply H6.6.15. (Outdoor living space) MDRS correctly to all development. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.175	Fulton Hogan Land Development Limited	Delete communal outdoor living space requirements under H6.6.15. (Outdoor living space). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.176	Fulton Hogan Land Development Limited	Amend H6.6.16(1)(b) (Front, side and rear fences and walls) to increase height of side and rear yards to 2.5m. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.177	Fulton Hogan Land Development Limited	Amend H6.6.17(1)(b) (Minimum dwelling size) to refer to 40m².- THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.178	Fulton Hogan Land Development Limited	Amend H6.6.18(2) [3] (Rainwater tanks) to 'Rainwater tanks located within a required outlook space area must be no higher than 1m or have a maximum dimension of 0.5m measured at right angles to the direction of the outlook. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.179	Fulton Hogan Land Development Limited	Amend H6.6.18(3) [4] (Rainwater tanks) to 'Rainwater tanks within the …outdoor living space … must be installed wholly below ground level or occupy not more than 1.5m² of the required 20m² area.' - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.180	Fulton Hogan Land Development Limited	Delete H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as it applies to four or more dwellings. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.181	Fulton Hogan Land Development Limited	Amend H6.6.19. (Windows to street and private vehicle and pedestrian accessways) as outlined in submission if standard is retained [refer to page 30 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.182	Fulton Hogan Land Development Limited	Delete H6.6.20. (Deep soil area and canopy tree). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.183	Fulton Hogan Land Development Limited	Delete H6.6.21. (Safety and privacy buffer to private pedestrian and vehicle accessways). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.184	Fulton Hogan Land Development Limited	Delete H6.6.22. (Residential waste management). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1073.185	Fulton Hogan Land Development Limited	Amend H6.8.1.(2) as outlined in submission [refer to page 31 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.186	Fulton Hogan Land Development Limited	Amend H6.8.1.(3) as outlined in submission [refer to page 32 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.187	Fulton Hogan Land Development Limited	Amend H6.8.1.(4) as outlined in submission [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.188	Fulton Hogan Land Development Limited	Approve deletion of H6.8.1.(5) as notified. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.189	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(6) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.190	Fulton Hogan Land Development Limited	Retain operative H6.8.1.(7) addressing infrastructure servicing. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.191	Fulton Hogan Land Development Limited	Delete H6.8.2.(2) and replace to align with operative AUP approach [refer to page 33 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.192	Fulton Hogan Land Development Limited	Delete H6.8.2.(3) and replace to align with operative AUP approach [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.193	Fulton Hogan Land Development Limited	Delete H6.8.2.(5) and assess the extent that applications that infringe maximum height achieve policies as outlined in the submission [refer to page 34 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.194	Fulton Hogan Land Development Limited	Delete H6.8.2.(6) and assess the extent that applications that infringe maximum height achieve policies H5.3(E1) and H5.3(CA) [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.195	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(7). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.196	Fulton Hogan Land Development Limited	Approve deletion of H6.8.2.(8). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.197	Fulton Hogan Land Development Limited	Retain H6.8.2.(9) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.198	Fulton Hogan Land Development Limited	Retain H6.8.2.(10) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.199	Fulton Hogan Land Development Limited	Amend H6.8.2.(11) as outlined in submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.200	Fulton Hogan Land Development Limited	Retain H6.8.2.(12) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.201	Fulton Hogan Land Development Limited	Retain H6.8.2.(13) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.202	Fulton Hogan Land Development Limited	Delete H6.8.2.(14). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.203	Fulton Hogan Land Development Limited	Amend H6.8.2.(15) as outlined in the submission [refer to page 35 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.204	Fulton Hogan Land Development Limited	Amend H6.8.2.(15A) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.205	Fulton Hogan Land Development Limited	Retain H6.8.2.(16) as notified with any consequential updates to reflect policies as amended by the submission [refer to Appendix 1 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.206	Fulton Hogan Land Development Limited	Amend H6.8.2.(17) as outlined in the submission [refer to page 36 of submission for details]. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.207	Fulton Hogan Land Development Limited	Delete H6.8.2.(18). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.208	Fulton Hogan Land Development Limited	Delete H6.8.2.(19). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.209	Fulton Hogan Land Development Limited	Delete H6.8.2.(20). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.210	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.211	Fulton Hogan Land Development Limited	Delete H6.8.2.(22) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.212	Fulton Hogan Land Development Limited	Delete H6.8.2.(21) and retain criteria in the operative AUP H6.8.2(1)(a), H6.8.2(2)(j) and H6.8.2(3)(j). - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.213	Fulton Hogan Land Development Limited	Delete Landscape Plans as required by H5.6.11. Landscape area. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.214	Fulton Hogan Land Development Limited	Delete H5.6.9(2) Deep soil area and canopy tree and 'special information requirements' of H5.6.11. - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.215	Fulton Hogan Land Development Limited	Delete H5.6.9(3) Residential waste management and 'special information requirements' of H5.6.11 - THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1073.216	Fulton Hogan Land Development Limited	Delete objective E38.2 (10)(d) and E38.2 (10)(e).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.217	Fulton Hogan Land Development Limited	Retain objective E38.2 (11) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.218	Fulton Hogan Land Development Limited	Retain policy E38.3 (13) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.219	Fulton Hogan Land Development Limited	Delete policy E38.3 (31) - servicing.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.220	Fulton Hogan Land Development Limited	Delete policy E38.3 (32) - transport infrastructure.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.221	Fulton Hogan Land Development Limited	Retain policies E38.3 (33), E38.3 (34) and E38.3 (35) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.222	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13A) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.223	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13B) as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.224	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13D) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.225	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13E) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.226	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13F) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.227	Fulton Hogan Land Development Limited	Retain E38.4.2 (A13G) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.228	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29A).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.229	Fulton Hogan Land Development Limited	Delete E38.4.2 (A29B).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.230	Fulton Hogan Land Development Limited	Retain E38.5(2A) as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.231	Fulton Hogan Land Development Limited	Amend standards to be complied with under E38.5(2B) as outlined in submission [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.232	Fulton Hogan Land Development Limited	Add the notes under E38.8.1.2 to the versions in the Unitary Plan [refer to page 38 of submission for details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.233	Fulton Hogan Land Development Limited	Retain E38.8.1A as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.234	Fulton Hogan Land Development Limited	Retain E38.8.1A.2 as notified.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.235	Fulton Hogan Land Development Limited	Delete E38.8.2.4. as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.236	Fulton Hogan Land Development Limited	Delete E38.8.2.7.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.237	Fulton Hogan Land Development Limited	Delete E38.8.2.8.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.238	Fulton Hogan Land Development Limited	Retain E38.11.1 as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.239	Fulton Hogan Land Development Limited	Retain E38.11.2 as notified.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.240	Fulton Hogan Land Development Limited	Delete E38.12.1 (10).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.241	Fulton Hogan Land Development Limited	Delete E38.12.1 (11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.242	Fulton Hogan Land Development Limited	Delete E38.12.2 (10).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.243	Fulton Hogan Land Development Limited	Delete E38.12.2 (11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1073.244	Fulton Hogan Land Development Limited	Retain MDRS as notified.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.245	Fulton Hogan Land Development Limited	Retain Accessible car park as notified.	Plan making and procedural	Definitions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1073.246	Fulton Hogan Land Development Limited	Delete 'Canopy tree'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.247	Fulton Hogan Land Development Limited	Delete 'Coastal erosion hazard area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.248	Fulton Hogan Land Development Limited	Delete 'Deep soil area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.249	Fulton Hogan Land Development Limited	Retain 'Dwelling' as notified.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.250	Fulton Hogan Land Development Limited	Retain 'Floodplain' as notified.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.251	Fulton Hogan Land Development Limited	Retain operative definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.252	Fulton Hogan Land Development Limited	Retain 'Relevant residential zone' as notified.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.253	Fulton Hogan Land Development Limited	Delete 'Servicing area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1073.254	Fulton Hogan Land Development Limited	Delete 'Urban heat island'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1079.1	The Coalition for More Homes	Approve intensification plan change [inferred] in isthmus suburbs [refer to page 5 of submission for definition of 'Isthmus suburbs'].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1079.2	The Coalition for More Homes	Remove Special Character Overlay Residential, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1079.3	The Coalition for More Homes	Remove Special Character Overlay Business, with particular reference to 'the isthmus'.	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS85	Raynor McMahon	Oppose	1079.4	The Coalition for More Homes	Amend criteria for determining Residential Special Character Areas to reflect elements of street and not individual houses if SCAR overlay retained. Underlying zoning should be the zoning that would apply if SCAR did not apply.	Qualifying Matters - Special Character	Special Character Residential - methodology / scoring system
FS85	Raynor McMahon	Oppose	1079.5	The Coalition for More Homes	Increase maximum building height within WCs to at least 23m / 6 storeys.	Height	Residential Height - Technical Elements (storeys to height)
FS85	Raynor McMahon	Oppose	1079.6	The Coalition for More Homes	Increase maximum building height within WC surrounding Newmarket metropolitan centre to at least 35m / 10 storeys	Height	RTN WC Intensification response
FS85	Raynor McMahon	Oppose	1079.7	The Coalition for More Homes	Increase maximum building height within WC surrounding all train stations in the isthmus to at least 35m / 10 storeys (excluding Te Papapa and Onehunga)	Height	RTN WC Intensification response
FS85	Raynor McMahon	Oppose	1079.8	The Coalition for More Homes	Amend height limit to at least 8 storeys / 29m for all other walkable catchments in the isthmus [i.e. Avondale to Otahuhu].	Height	RTN WC Intensification response
FS85	Raynor McMahon	Oppose	1079.9	The Coalition for More Homes	Approve at least 6-storey buildings in all other walkable catchments outside of Isthmus [i.e. outside of area bound by Avondale to Otahuhu].	Height	RTN WC Intensification response
FS85	Raynor McMahon	Oppose	1079.10	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	1079.11	The Coalition for More Homes	Amend walkable catchment distances and height limits as per table on page 9 of submission.	Height	RTN WC Intensification response
FS85	Raynor McMahon	Oppose	1079.12	The Coalition for More Homes	Amend height for THAB sites in the isthmus [Avondale to Otahuhu] which are outside walkable catchments, to at least 6 storeys / 23m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.13	The Coalition for More Homes	Retain Integrated Residential Development as an activity in lower density zones.	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1079.14	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.15	The Coalition for More Homes	Approve zone standards that enable perimeter block housing forms in the Residential THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.16	The Coalition for More Homes	Approve standards that enable a mix of activities.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1079.17	The Coalition for More Homes	Approve standards that enable a mix of activities.	Business Zones provisions	Business Zones (General or other)
FS85	Raynor McMahon	Oppose	1079.18	The Coalition for More Homes	Approve the introduction of Statutory Design Guidance for apartments and medium density in Auckland.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1079.19	The Coalition for More Homes	Include 'Frequent Bus' services in the definition of 'Rapid Transit Service' where they have bus lanes or transit lanes along most of their route.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	1079.20	The Coalition for More Homes	Rezone land within walkable catchment of bus corridors with frequent services and extensive bus priority to enable at least 6 storeys.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1079.21	The Coalition for More Homes	Include arterial corridors within the isthmus [Avondale to Otahuhu] with planned or existing bus priority in the definition of 'Rapid Transit Service' and apply walkable catchment to these corridors.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.22	The Coalition for More Homes	Include the bus corridor from Great North Road (from Pt Chevalier to Ponsonby Road, served by the 18 Frequent Route and in future the 11 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.23	The Coalition for More Homes	Include the bus corridor from Sandringham Road (from Mt Albert Road to New North Road served by the 24 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.24	The Coalition for More Homes	Include the bus corridor from Dominion Road (from Denbigh Avenue to View Road, served by the 25 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.25	The Coalition for More Homes	Include the bus corridor from Mt Eden Road (from Mount Albert Road to Symonds Street, served by the 27 Frequent Route)as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.26	The Coalition for More Homes	Include the bus corridor from Manukau Road (from Onehunga to Broadway, served by the 30 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.27	The Coalition for More Homes	Include the bus corridor from Great South Road (from Ellerslie Main Highway to Broadway, served by the 70 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.28	The Coalition for More Homes	Include the bus corridor from Remuera Road (from Broadway to McFarland St, served by the 75 Frequent Route) as part of the 'Rapid Transit Service'.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.29	The Coalition for More Homes	Include Te Papapa and Onehunga Train Stations as rapid transit stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1079.30	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1079.31	The Coalition for More Homes	Include planned stations along the Ti Rakau Drive section of the Eastern Busway as a planned rapid transit stop and have their walkable catchments measured and upzoned.	Walkable Catchments	WC RTN Future stops
FS85	Raynor McMahon	Oppose	1079.32	The Coalition for More Homes	Rezone land around Constellation Station (within 800m of station) to enable residential uses as a permitted activity.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1079.33	The Coalition for More Homes	Rezone land to (Business) Mixed Use Zone for land within walkable catchments of rapid transit stations (e.g. Sunnyvale, Fruitvale Road, Meadowbank stations).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1079.34	The Coalition for More Homes	Add low intensity commercial activities such as dairies and cafes up to 100m2 GFA as a permitted activity in the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1079.35	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	1079.36	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS85	Raynor McMahon	Oppose	1079.37	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	1079.38	The Coalition for More Homes	Amend height and walkable catchment extent within Town Centres, Local Centres and throughout an extended 'adjacent' area around them. [Refer to Table 2 on page 12-13 of submission for details].	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	1079.39	The Coalition for More Homes	Upzone land within light rail corridors as directed by the NPS-UD and MDRS.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1079.40	The Coalition for More Homes	Increase height limits in highly accessible Town Centres, like those with a station on the rapid transit network, such as Avondale, Onehunga, Greenlane and Mt Albert.	Height	RTN WC Intensification response
FS85	Raynor McMahon	Oppose	1079.41	The Coalition for More Homes	Amend height in relation to boundary provisions to at least 19m + 60 degrees in areas where submission recommends at least 6 storeys and at least 16m + 60 degrees where submission recommends at least 5 storeys, so as to enable perimeter block housing. Refer to submission for details.	Residential Zones	Residential Zones (General or other)

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FS85	Raynor McMahon	Oppose	1079.42	The Coalition for More Homes	Approve standards that will enable perimeter block housing in walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.43	The Coalition for More Homes	Delete Standard H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.44	The Coalition for More Homes	Delete Standard H6.6.21 Safety and privacy buffer from private pedestrian vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.45	The Coalition for More Homes	Delete Standard H6.6.22 Residential waste management for up to three dwellings per site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.46	The Coalition for More Homes	Amend standard H6.6.20 to not require the total 10% in one contiguous area on a site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.47	The Coalition for More Homes	Amend Standard H6.6.20 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.48	The Coalition for More Homes	Approve the height in relation to boundary recession plane of 19m + 60 degrees within 21.5m of the site frontage, within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.49	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.50	The Coalition for More Homes	Increase the height in relation to boundary within walkable catchments where height exceeds 21m (refer to full submission for further detail).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.51	The Coalition for More Homes	Apply 19m + 60 degree height in relation to boundary recession plane to all sites zoned THAB in isthmus [Avondale to Otahuhu].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.52	The Coalition for More Homes	Apply 16m + 60 degree height in relation to boundary plane for sites with a height limit of at least 5 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1079.53	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (THAB zone).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.54	The Coalition for More Homes	Apply 14m + 60 degree height in relation to boundary plane for sites with a height limit of at least 4 storeys (Residential MHU zone).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.55	The Coalition for More Homes	Delete THAB side yard setback within 21.5m of site frontage within walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.56	The Coalition for More Homes	Approve Standard H6.6.15(4) - communal outdoor living areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.57	The Coalition for More Homes	Approve Standard H6.6.19 (glazing) but not for private vehicle or pedestrian access.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.58	The Coalition for More Homes	Include a clear definition of how compliance with Standard H6.6.19 (glazing) is achieved.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.59	The Coalition for More Homes	Amend Standard H6.6.21 to reduce width requirement to 600mm (safety and privacy buffer).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.60	The Coalition for More Homes	Approve Standard H6.6.22 Residential waste management ['for more than three dwellings' inferred - refer sub-point 1079.45].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1079.61	The Coalition for More Homes	Delete Standard H5.6.19 Deep soil area and canopy tree for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.62	The Coalition for More Homes	Delete Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.63	The Coalition for More Homes	Delete Standard H5.6.21 Residential waste management for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.64	The Coalition for More Homes	Amend standard H5.6.19 to not require the total 10% in one contiguous area on a site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.65	The Coalition for More Homes	Amend Standard H5.6.19 (c) to state 'deep soil areas may be provided within private or communal outdoor living spaces'.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1079.66	The Coalition for More Homes	Amend Standard H5.6.20 to reduce width requirement to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.67	The Coalition for More Homes	Approve Standard H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.68	The Coalition for More Homes	Amend height in relation to boundary for four or more dwellings per site within 21.5m of the site frontage to 6m + 60 degrees.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1079.69	The Coalition for More Homes	Reject Combined Wastewater Network Control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS85	Raynor McMahon	Oppose	1079.70	The Coalition for More Homes	Reject Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS85	Raynor McMahon	Oppose	1079.71	The Coalition for More Homes	Reject Water and/or Wastewater Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	1079.72	The Coalition for More Homes	Upzone sites which have infrastructure qualifying matters for combined wastewater network control, stormwater disposal constraints control, water and/or wastewater constraints control to reflect the zoning that would apply if the controls were not in place.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1079.73	The Coalition for More Homes	Approve qualifying matter - D9 Significant Ecological Area.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	1079.74	The Coalition for More Homes	Approve qualifying matter - D10 Outstanding Natural Features and Outstanding Natural Landscapes.	Qualifying Matters A-I	ONL and ONF (D10)
FS85	Raynor McMahon	Oppose	1079.75	The Coalition for More Homes	Approve qualifying matter - D11 Outstanding Natural Character and High Natural Character.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1079.76	The Coalition for More Homes	Approve qualifying matter - D12 Waitakere Ranges Heritage Area.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1079.77	The Coalition for More Homes	Approve qualifying matter - D14 Maunga Viewshafts and Height Sensitive Building Areas.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1079.78	The Coalition for More Homes	Approve qualifying matter - D17 Historic heritage.	Qualifying Matters A-I	Historic Heritage (D17)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1079.79	The Coalition for More Homes	Approve qualifying matter - D21 Sites and places of significance to mana whenua.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS85	Raynor McMahon	Oppose	1079.80	The Coalition for More Homes	Approve qualifying matter - D8 Wetland Management Area.	Qualifying Matters A-I	Wetland Management (D8)
FS85	Raynor McMahon	Oppose	1079.81	The Coalition for More Homes	Approve qualifying matter - City Centre character buildings and built form controls.	Qualifying Matters Other	Character buildings: City Centre
FS85	Raynor McMahon	Oppose	1079.82	The Coalition for More Homes	Approve qualifying matter - Auckland War Memorial Museum Viewshaft overlay.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)
FS85	Raynor McMahon	Oppose	1079.83	The Coalition for More Homes	Approve qualifying matter - Beachlands transport infrastructure control.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS85	Raynor McMahon	Oppose	1079.84	The Coalition for More Homes	Approve qualifying matter - Notable Trees and proposed 24 additions.	Qualifying Matters Other	Notable Trees (D13)
FS85	Raynor McMahon	Oppose	1079.85	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pukekiwiriki Pā.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS85	Raynor McMahon	Oppose	1079.86	The Coalition for More Homes	Approve qualifying matter - Māori Cultural Heritage - Pararēkau Island	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island

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FS85	Raynor McMahon	Oppose	1079.87	The Coalition for More Homes	Reject inclusion of the additional rules of the plan change for dwellings within existing overlay areas.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1079.88	The Coalition for More Homes	Delete Standard H8.6.24A Maximum east-west tower dimension - City Centre Zone.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1079.89	The Coalition for More Homes	Clarify the definition of glazing - City Centre Zone.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1079.90	The Coalition for More Homes	Clarify whether glazing with external louvres is included in 20% requirement - - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1079.91	The Coalition for More Homes	Approve removal of Floor Area Ratio Standards (H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18. H8.6.19, H8.6.20) - City Centre Zone.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1079.92	The Coalition for More Homes	Approve the Queen Street Valley control regarding frontage of older buildings on Queen Street - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1079.93	The Coalition for More Homes	Approve the sunlight access to public open space controls - City Centre Zone.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1079.94	The Coalition for More Homes	[Inferred] Reject the general height control of 72.5m across the city centre - H8.6.2, City Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1079.95	The Coalition for More Homes	Reject exclusion of the light rail corridor and apply IPI as if light rail is not going ahead.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1980.1	University of Auckland	Delete or amend objectives H8.2(4)(d) and H8.2(13) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1980.2	University of Auckland	Delete or amend Polices H8.3(12A), H8.3(14) and H8.3(30A) to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - all other provisions

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FS85	Raynor McMahon	Oppose	1980.3	University of Auckland	Delete standards H8.6.10, H8.6.11, H8.6.12, H8.6.13, H8.6.14, H8.6.15, H8.6.16, H8.6.17, H8.6.18, H8.6.18, H8.6.19, H8.6.20, and H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1980.4	University of Auckland	Delete standards H8.6.22, H8.6.24, H8.6.24A, H8.6.25, H8.6.25A, H8.6.32, and H8.6.34 or amended to address the concerns set out in the submission.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1980.5	University of Auckland	Delete special information requirement H8.10.1.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1980.6	University of Auckland	Delete Figures 10, 11, 12, 13, 14, 15 and 16 in Appendix 11 Business – City Centre Zone sunlight admission into public places, or amended to address the concerns set out in the submission	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1980.7	University of Auckland	Delete standards I207.6.3 and I207.6.4 and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS85	Raynor McMahon	Oppose	1980.8	University of Auckland	Delete rules I207.4(A23) and I207.4(A24) and any consequential provisions.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS85	Raynor McMahon	Oppose	1980.9	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Precincts - NPSUD MDRS Response	I207 Learning Precinct
FS85	Raynor McMahon	Oppose	1980.10	University of Auckland	Apply building heights of at least 30m to 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton.	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1980.11	University of Auckland	Delete the Infrastructure – Combined Wastewater Network Control within the Learning Precinct from the planning maps.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS85	Raynor McMahon	Oppose	1980.12	University of Auckland	Supports the identification of 85 Park Road Grafton, 1-71 Park Road, Grafton, and 123-135 Park Road, Grafton being located within a walkable catchment.	Walkable Catchments	WC City Centre - Extent

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FS85	Raynor McMahon	Oppose	1086.1	Sonn Group	Amend the plan change provisions to give effect to the NPS-UD and RM Enabling Act.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1086.2	Sonn Group	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act .	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1086.3	Sonn Group	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1086.4	Sonn Group	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1086.5	Sonn Group	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	1086.6	Sonn Group	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1086.7	Sonn Group	Remove reference to LDRZ [proposed amendments] to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1086.8	Sonn Group	Remove reference to QM under E38.1 Introduction [refer to page 12 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.9	Sonn Group	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.10	Sonn Group	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.11	Sonn Group	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.12	Sonn Group	Delete proposed amendments to E38.3 Policies. [refer to page 13 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.13	Sonn Group	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.14	Sonn Group	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.15	Sonn Group	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.16	Sonn Group	Delete proposed amendments to E38.8.2 Standards - residential restricted discretionary activities [refer to page 15 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.17	Sonn Group	Delete proposed amendments to E38.11.1 Matters of Control [refer to page 16 submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.18	Sonn Group	Delete proposed amendments to E38.11.2 Assessment Criteria for Controlled Activities [refer to page 16 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.19	Sonn Group	Delete proposed amendments to E38.12.1 Matters of discretion [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1086.20	Sonn Group	Delete proposed amendments to E38.12.2 Assessment Criteria [refer to page 17 of the submission for further details].	Subdivision	Urban Subdivision

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FS85	Raynor McMahon	Oppose	1086.21	Sonn Group	Delete LDRZ in it's entirety	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1086.22	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1086.23	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1086.24	Sonn Group	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1086.25	Sonn Group	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 20 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1086.26	Sonn Group	Delete additional objectives inserted at H5.2 [refer to page 20 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1086.27	Sonn Group	Delete additional policies inserted at H5.3 [refer to page 21 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1086.28	Sonn Group	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to page 23 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1086.29	Sonn Group	Retain proposed provisions under H5.5(4) [refer to page 25 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1086.30	Sonn Group	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.31	Sonn Group	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.32	Sonn Group	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.33	Sonn Group	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.34	Sonn Group	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.35	Sonn Group	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1086.36	Sonn Group	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.37	Sonn Group	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.38	Sonn Group	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 32 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.39	Sonn Group	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.40	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 30 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.41	Sonn Group	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.42	Sonn Group	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 31 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.43	Sonn Group	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.44	Sonn Group	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.45	Sonn Group	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.46	Sonn Group	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1086.47	Sonn Group	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.48	Sonn Group	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.49	Sonn Group	Retain the proposed the deletion of ‘intensity’ from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.50	Sonn Group	Delete ‘intensity’ from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	1086.51	Sonn Group	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.52	Sonn Group	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.53	Sonn Group	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.54	Sonn Group	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.55	Sonn Group	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.56	Sonn Group	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.57	Sonn Group	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.58	Sonn Group	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.59	Sonn Group	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.60	Sonn Group	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.61	Sonn Group	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.62	Sonn Group	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.63	Sonn Group	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1086.64	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(9) 'for yards'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

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FS85	Raynor McMahon	Oppose	1086.65	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(10) ‘for maximum impervious areas'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.66	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(11) ‘for building coverage’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.67	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(12) ‘for landscaped area’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.68	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(13) ‘for outlook space’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.69	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(14) ‘for daylight'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.70	Sonn Group	Retain proposed changes to assessment criteria H5.8.2(15) ‘for outdoor living space'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.71	Sonn Group	Delete proposed assessment criteria H5.8.2(15A) ‘for windows to street and pedestrian accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.72	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(16) ‘for front, side and rear walls’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.73	Sonn Group	Delete proposed changes to assessment criteria H5.8.2(17) ‘for minimum dwelling size’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.74	Sonn Group	Delete proposed assessment criteria H5.8.2(18) ‘for deep soil area and canopy’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.75	Sonn Group	Delete proposed assessment criteria H5.8.2(19) 'for safety and privacy buffer from private pedestrian and vehicle accessways’.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions

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FS85	Raynor McMahon	Oppose	1086.76	Sonn Group	Delete proposed assessment criteria H5.8.2(20) 'for residential waste'.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.77	Sonn Group	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.78	Sonn Group	Delete proposed assessment criteria H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.79	Sonn Group	Delete proposed special information requirements at H5.9(1), H5.9(2), H5.9(3) and H5.9(4).	Mixed Housing Urban Zone provisions	Mixed Housing Urban Zone provisions
FS85	Raynor McMahon	Oppose	1086.80	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1086.81	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1086.82	Sonn Group	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1086.83	Sonn Group	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1086.84	Sonn Group	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1086.85	Sonn Group	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1086.86	Sonn Group	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1086.87	Sonn Group	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1086.88	Sonn Group	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1086.89	Sonn Group	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1086.90	Sonn Group	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1086.91	Sonn Group	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.92	Sonn Group	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.93	Sonn Group	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.94	Sonn Group	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.95	Sonn Group	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.96	Sonn Group	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.97	Sonn Group	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.98	Sonn Group	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1086.99	Sonn Group	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.100	Sonn Group	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.101	Sonn Group	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.102	Sonn Group	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.103	Sonn Group	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.104	Sonn Group	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1086.105	Sonn Group	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.106	Sonn Group	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.107	Sonn Group	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.108	Sonn Group	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 73 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.109	Sonn Group	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1086.110	Sonn Group	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.111	Sonn Group	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.112	Sonn Group	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.113	Sonn Group	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.114	Sonn Group	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.115	Sonn Group	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.116	Sonn Group	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1086.117	Sonn Group	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1086.118	Sonn Group	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1086.119	Sonn Group	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1086.120	Sonn Group	Retain I615.4 Activity Table Pre-Amble.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS85	Raynor McMahon	Oppose	1086.121	Sonn Group	Delete the reference to 'except in Sub-Precinct D' under Table I615.4.2(A11).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS85	Raynor McMahon	Oppose	1086.122	Sonn Group	Reject deletion of I615.6.4 'Activity thresholds Sub-precinct D' standards (1) and (2).	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS85	Raynor McMahon	Oppose	1086.123	Sonn Group	Approve the broad application of the MHU zone. See page 4 of submission.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1086.124	Sonn Group	Approve the application of THAB within walkable catchments. See page 5 of submission.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1086.125	Sonn Group	Reject introduction of QMs into zones [See page 5 of submission - refer to submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1086.126	Sonn Group	Reject inclusion of Westgate Precinct as a qualifying matter. See page 7 of submission.	Precincts - NPSUD MDRS Response	I615 Westgate Precinct
FS85	Raynor McMahon	Oppose	1175.1	SD Patel Family Trust	Increase the existing 13m Height Variation Control at 4A Seymour Street and 6 Seymour Street, Ponsonby to 21m (6 storeys)	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1182.1	Body Corporate 128255	Remove the special character overlay from the site at 11 Cowan Street, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	1182.2	Body Corporate 128255	Rezone the site at 11 Cowan Street, Ponsonby from Low Density Residential zone to Terrace Housing and Apartment Building zone	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	1182.3	Body Corporate 128255	Apply a maximum height limit of 19m via a Height Variation Control to the property at 11 Cowan Street, Ponsonby.	Height	Residential Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1359.1	Hugh Green Limited	Retain the National Grid Corridor Overlay provisions in D26 without change.	Qualifying Matters A-I	National Grid (D26)
FS85	Raynor McMahon	Oppose	1359.2	Hugh Green Limited	Retain the Natural Hazard provisions in E36 without change.	Qualifying Matters Other	Natural Hazards that are less than significant
FS85	Raynor McMahon	Oppose	1359.3	Hugh Green Limited	Reject additional rules beyond existing provisions which accommodate qualifying matters that would create new restrictions to development [refer to page 3 of submission for details].	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1359.4	Hugh Green Limited	Relocate all proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland - wide or precinct provisions. [refer to page 4 for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1359.5	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters] relocating all new rules related to Significant Ecological Areas to section D9.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	1359.6	Hugh Green Limited	[Amend to include proposed zone provisions to accommodate qualifying matters by] inserting a new overlay section for Infrastructure Constraints.	Qualifying Matters - Infrastructure	H22 Strategic Transport Zone
FS85	Raynor McMahon	Oppose	1359.7	Hugh Green Limited	Delete the proposed Low Density Residential Zone in full.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1359.8	Hugh Green Limited	Rezone all sites proposed to be within the LDR to MHU (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1359.9	Hugh Green Limited	Rezone all sites proposed to be within MHU that are within walkable catchments of Policy 3(d) areas to THAB (subject to overlays or precincts to accommodate qualifying matters beyond those in the Auckland-wide provisions).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1359.10	Hugh Green Limited	Rezone all vested reserves proposed to be within a residential zone to the appropriate Open Space zone.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1359.11	Hugh Green Limited	Retain the phrase 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' for floodplain definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1359.12	Hugh Green Limited	Delete H5.6.19, H5.6.20, H5.6.21 from standards to be complied with under H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1359.13	Hugh Green Limited	Delete H6.6.20, H6.6.21, H6.6.22 from standards to be complied with under H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1359.14	Hugh Green Limited	Delete H6.6.20(1)(c).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1359.15	Hugh Green Limited	Amend H6.6.20(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1359.16	Hugh Green Limited	Delete H5.6.19(1)(c)	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1359.17	Hugh Green Limited	Amend H5.6.19(1)(c) to clarify that deep soil areas may be located within private outdoor living spaces [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1359.18	Hugh Green Limited	Amend H5.6.14(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1359.19	Hugh Green Limited	Amend H5.6.19 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1359.20	Hugh Green Limited	Amend H6.6.15(4) to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1359.21	Hugh Green Limited	Amend H6.6.20 to allow for communal outdoor living spaces and deep soil areas required by the proposed dwellings to be provided for within communal land related to the development site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1359.22	Hugh Green Limited	Amend provisions under E38 to reflect requested changes to MHU and THAB zone provisions [refer to page 6 of submission for details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1359.23	Hugh Green Limited	Amend site size requirements under Tables E38.8.2.3.1 and E38.8.3.1.1 so the requirements for the LDR (if retained) and the THAB zone match the requirements for the MHU zone.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1359.24	Hugh Green Limited	Amend Table E38.4.2 to provide for vacant sites subdivision within the LDR (if retained), MHU zone and THAB zone as a controlled activity, regardless of the size of the parent site, subject to compliance with all of the relevant standards.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1359.25	Hugh Green Limited	Amend H16.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Heavy Industry Zone
FS85	Raynor McMahon	Oppose	1359.26	Hugh Green Limited	Amend H17.6.1 to apply a maximum height of 21m (unless otherwise specified in the Height Variation Control), regardless of whether the sites are located within or outside of a walkable catchment.	Business Zones provisions	Light Industry Zone
FS85	Raynor McMahon	Oppose	1359.27	Hugh Green Limited	Amend Auckland-wide Land disturbance – District provisions at E12.5 Notification as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1359.28	Hugh Green Limited	Amend Auckland-wide - Infrastructure Transport provisions at E27.5(1) as outlined in the submission [refer to page 8 of submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1359.29	Hugh Green Limited	Include areas of the Light Rail Corridor that are adjacent to existing town centres or within walkable catchments of existing train stations as part of the plan change and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1359.30	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	1359.31	Hugh Green Limited	Add a WC around the Onehunga train station, including within the land identified as part of the light rail corridor, and that all corresponding zoning changes and height variation control changes are undertaken.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1359.32	Hugh Green Limited	Amend to 'apply a 27m height variation control for Mixed Use and THAB sites within 400m of the Onehunga town centre to match the height limit of the town centre.'	Centres - NPS-UD Policy 3d response	Onehunga Town Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	1359.33	Hugh Green Limited	Apply MDRS to Flat Bush Sub-precinct C.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1359.34	Hugh Green Limited	Apply MDRS to all other relevant HASHAA precincts [refer to page 10 of submission for details].	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	1359.35	Hugh Green Limited	Approve zoning of SHZ and MHS land to MHU within Redhills Precinct.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS85	Raynor McMahon	Oppose	1359.36	Hugh Green Limited	Rezone land within 200m of the Local Centre Zone in the centre of the Redhills Precinct to THAB [refer to page 12 and Appendix 1 in submission for details].	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1359.37	Hugh Green Limited	Extend WC boundary of Westgate Metropolitan Centre over the THAB zone extent of 1 Dunlop Road and 76-78 Fred Taylor Drive, Massey.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS85	Raynor McMahon	Oppose	1359.38	Hugh Green Limited	Apply the THAB zone to a WC generally within 200m of the Local Centre zone in the centre of the Redhills Precinct and identify this land as the WC for the Redhills Local Centre [refer to page 12 and Appendix 1 in submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS85	Raynor McMahon	Oppose	1359.39	Hugh Green Limited	Amend I610.4 to clarify which rules in the Redhills Precinct replace those in underlying zones for up to three dwellings [refer to page 12 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS85	Raynor McMahon	Oppose	1359.40	Hugh Green Limited	Remove the ridgeline protection overlay along Redhills Road.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS85	Raynor McMahon	Oppose	1359.41	Hugh Green Limited	Amend standards I610.6.4(1) and I610.6.4(2) to remove reference to Redhills Precinct: Precinct Plan 1.	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS85	Raynor McMahon	Oppose	1359.42	Hugh Green Limited	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 to be consistent with memorandum as set out in appendix 2 [refer to Appendix 2 of submission for details].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct
FS85	Raynor McMahon	Oppose	1359.43	Hugh Green Limited	Approve the changes to the noise attenuation standards within the Strategic Transport Corridor zone.	Other Zones provisions	H22 Strategic Transport Zone
FS85	Raynor McMahon	Oppose	1359.44	Hugh Green Limited	Delete the 'zone and precinct standards to be complied with” column' under Table I449.4.1.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.45	Hugh Green Limited	Delete I449.4.1 (A7) [sic A7A] and I449.4.1 (A9) and associated provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.46	Hugh Green Limited	Delete standard I449.6.2.2.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.47	Hugh Green Limited	Amend Standard H22.6.4 to specify that Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1359.48	Hugh Green Limited	Approve THAB zoning of sites immediately adjoining the Pinehill Local Centre, including 3 Ballymore Drive and 5 Ballymore Drive, Pinehill.	Centres - NPS-UD Policy 3d response	Greville Local Centre - extent of intensificatio n
FS85	Raynor McMahon	Oppose	1359.49	Hugh Green Limited	Amend height in relation to boundary standards for business zones to include 'The height in relation to boundary standard does not apply to internal zone boundaries within a site or group of sites.' [or similar].	Business Zones provisions	General
FS85	Raynor McMahon	Oppose	1359.50	Hugh Green Limited	Amend I449.1 to 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.' [refer to page 21 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.51	Hugh Green Limited	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.52	Hugh Green Limited	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.53	Hugh Green Limited	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.54	Hugh Green Limited	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.55	Hugh Green Limited	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.56	Hugh Green Limited	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.57	Hugh Green Limited	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.58	Hugh Green Limited	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.59	Hugh Green Limited	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.60	Hugh Green Limited	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.61	Hugh Green Limited	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.62	Hugh Green Limited	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1359.63	Hugh Green Limited	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.64	Hugh Green Limited	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.65	Hugh Green Limited	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.66	Hugh Green Limited	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.67	Hugh Green Limited	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.68	Hugh Green Limited	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.69	Hugh Green Limited	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.70	Hugh Green Limited	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.71	Hugh Green Limited	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.72	Hugh Green Limited	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.73	Hugh Green Limited	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.74	Hugh Green Limited	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.75	Hugh Green Limited	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.76	Hugh Green Limited	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.77	Hugh Green Limited	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1359.78	Hugh Green Limited	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.79	Hugh Green Limited	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.80	Hugh Green Limited	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.81	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.82	Hugh Green Limited	Delete Assessment criteria at I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.83	Hugh Green Limited	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.84	Hugh Green Limited	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1359.85	Hugh Green Limited	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	1380.1	Synergy Planning	Remove the Special Character Areas Residential overlay qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	1380.2	Synergy Planning	Remove the Combined Wastewater Network Control qualifying matter from 2 Anglesea Street, Freemans Bay.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS85	Raynor McMahon	Oppose	1380.3	Synergy Planning	Rezone 2 Anglesea Street, Freemans Bay and apply MDRS (submitter considers either Mixed Housing Urban or THAB zoning to be appropriate).	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	1430.1	Hanno Willers	Increase walking catchments.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	1430.2	Hanno Willers	Reduce or eliminate all Special Character Areas.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

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FS85	Raynor McMahon	Oppose	1430.3	Hanno Willers	Enable or encourage perimeter block development.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1442.1	Jeremy Christian Hansen	Special Character should not be identified as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1442.2	Jeremy Christian Hansen	Remove Special Character Areas Residential entirely.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	1543.1	Winton Land Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1543.2	Winton Land Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1543.3	Winton Land Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	1543.4	Winton Land Limited	Delete the proposed requirement D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1543.5	Winton Land Limited	Retain the proposed mapping extent of the Waitakere Ranges Heritage Area as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1543.6	Winton Land Limited	Delete the proposed information requirements for ecological and landscape assessments under D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1543.7	Winton Land Limited	Remove Notable Trees as a QM but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS85	Raynor McMahon	Oppose	1543.8	Winton Land Limited	Retain new objective D14.2(3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS85	Raynor McMahon	Oppose	1543.9	Winton Land Limited	Retain the new policy D14.3(5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.10	Winton Land Limited	Retain the new rules D14.4.1(A7A) 'Buildings that do not comply with Standard D14.6.5 Building coverage', D14.4.1(A7B) 'Buildings that do not comply with D14.6.6 Landscaped area', D14.4.1(A7C) 'Buildings that do not comply with underlying zone Yard standards' and D14.4.1(A7D) 'Building that do not comply with Standard D14.6.7 Earthworks' as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.11	Winton Land Limited	Retain existing standards D14.6.1 (height) and D14.6.3 (buildings on sites that have a contiguous boundary with a site with a maunga feature mapped as an ONF), as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.12	Winton Land Limited	Retain the new standard D14.6.5 Building coverage.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.13	Winton Land Limited	Retain new matter of discretion D14.8.1(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.14	Winton Land Limited	Retain new assessment criterion D14.8.2(2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.15	Winton Land Limited	Approve Ridgeline Protection Overlay identified as a QM.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1543.16	Winton Land Limited	Retain new policy D15.3(3) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1543.17	Winton Land Limited	Retain amended rule D15.4.1(A1) as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1543.18	Winton Land Limited	Retain new standard D15.6.1 as notified.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1543.19	Winton Land Limited	Retain amended matters of discretion D15.8.1(1) and D15.8.1(2), and amended assessment criteria D15.8.2.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.20	Winton Land Limited	Remove the proposed special information required for landscape and visual assessments under D15.9.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1543.21	Winton Land Limited	Remove Local and Public Views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS85	Raynor McMahon	Oppose	1543.22	Winton Land Limited	Retain Historic Heritage Overlay as a QM, and existing rules.	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	1543.23	Winton Land Limited	Remove special character as a QM.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1543.24	Winton Land Limited	Retain the proposed amendments to D18.1 Background if D18 Special Character is retained as a QM.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.25	Winton Land Limited	Delete the new Special Character Area Overlay - Residential objectives D18.2(4), D18.2(5) and D18.2(6).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.26	Winton Land Limited	Retain the new introductory statement (3) to D18.4 if the LDR Zone is removed from the Plan.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.27	Winton Land Limited	Remove the new introductory statement (3) to D18.4 if the LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.28	Winton Land Limited	Delete the proposed provisions in Activity Table D18.4.1.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.29	Winton Land Limited	Retain the proposed provisions in Activity Table D18.4.1 if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.30	Winton Land Limited	Delete new introductory statements at (3) and (5) Activity Table D18.4 'Special Character Areas Overlay - Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	1543.31	Winton Land Limited	Delete new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay - Residential'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.32	Winton Land Limited	Delete any duplication of underlying zone requirements relating to new standards D18.6.1A.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.33	Winton Land Limited	Retain new standards D18.6.1A if the underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.34	Winton Land Limited	Delete proposed new standard under D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.35	Winton Land Limited	Delete proposed standard under D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.36	Winton Land Limited	Delete proposed provisions under D18.6.1A.3 'Home occupations' and rely on underlying zone to set parameters around what are the appropriate activities for an area [refer to page 24 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.37	Winton Land Limited	Delete proposed provisions under D18.6.1A.4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.38	Winton Land Limited	Delete proposed provisions under D18.6.1A.5 ' Care centres accommodating up to 10 people per site excluding staff' to rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.39	Winton Land Limited	Delete new proposed purpose statement under D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.40	Winton Land Limited	Delete proposed provisions under D18.6.1.2 'Height in relation to boundary' in relation to the purpose and standard to rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.41	Winton Land Limited	Delete proposed provisions under D18.6.1.3 'Yards' in relation to the purpose and standard.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.42	Winton Land Limited	Delete proposed new purpose under D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions

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FS85	Raynor McMahon	Oppose	1543.43	Winton Land Limited	Delete proposed provisions under D18.6.1.5 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.44	Winton Land Limited	Delete proposed provisions under D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.45	Winton Land Limited	Delete proposed provisions under D18.6.7 'Fences' in relation to purpose and standard to rely on underlying zone provisions to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.46	Winton Land Limited	Delete proposed changes under D18.8.1.1 'Matters of discretion' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.47	Winton Land Limited	Delete proposed changes under D18.8.2.1 'Assessment criteria' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.48	Winton Land Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1543.49	Winton Land Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1543.50	Winton Land Limited	Remove reference to QM under E38.1 Introduction.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.51	Winton Land Limited	Delete proposed Objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.52	Winton Land Limited	Delete proposed amendments to E38.3 Policies.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.53	Winton Land Limited	Delete proposed amendments to E38.4.2 Activity Table.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.54	Winton Land Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.55	Winton Land Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.56	Winton Land Limited	Delete proposed amendments to E38.8.2 Standards - Residential restricted discretionary activities.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.57	Winton Land Limited	Delete proposed amendments to E38.11.1 Matters of control.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.58	Winton Land Limited	Delete proposed amendments to E38.11.2 Assessment criteria for controlled activities.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.59	Winton Land Limited	Delete proposed amendments to E38.12.1 Matters of discretion.	Subdivision	Urban Subdivision

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FS85	Raynor McMahon	Oppose	1543.60	Winton Land Limited	Delete proposed amendments to E38.12.2 Assessment criteria.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.61	Winton Land Limited	Retain application of Residential Single House zone to periphery of the region [refer to page 42 of the submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1543.62	Winton Land Limited	Delete LDR zone in its entirety [see page 43 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1543.63	Winton Land Limited	Retain the provisions of the MHS zone.	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1543.64	Winton Land Limited	Retain the provisions of the MHS zone.	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS85	Raynor McMahon	Oppose	1543.65	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1543.66	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1543.67	Winton Land Limited	Delete additional objectives inserted at H5.2 Objectives.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1543.68	Winton Land Limited	Delete additional policies inserted at H5.3 Policies.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1543.69	Winton Land Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1543.70	Winton Land Limited	Retain proposed provisions under H5.5(4) [refer to page 50 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1543.71	Winton Land Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.72	Winton Land Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.73	Winton Land Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 30 of the submission for further details]. .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1543.74	Winton Land Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.75	Winton Land Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.76	Winton Land Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.77	Winton Land Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.78	Winton Land Limited	Delete QM and SEA requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.79	Winton Land Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.80	Winton Land Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.81	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.82	Winton Land Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.83	Winton Land Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space) [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.84	Winton Land Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.85	Winton Land Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.86	Winton Land Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.87	Winton Land Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1543.88	Winton Land Limited	Delete proposed provisions under H5.7.1 Matters of control and H5.7.2(1) Assessment criteria for controlled activities.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.89	Winton Land Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.90	Winton Land Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)((a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.91	Winton Land Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.92	Winton Land Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.93	Winton Land Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.94	Winton Land Limited	Delete matter of discretion at H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.95	Winton Land Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.96	Winton Land Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.97	Winton Land Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.98	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.99	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.100	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.101	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.102	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.103	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.104	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.105	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.106	Winton Land Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.107	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.108	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.109	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.110	Winton Land Limited	Delete proposed changes to Assessment criteria under H5.8.2(18) for deep soil area and canopy.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.111	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.112	Winton Land Limited	Delete proposed changes to Assessment criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.113	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.114	Winton Land Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.115	Winton Land Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.116	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs where otherwise appropriately located close to centres, transport options.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1543.117	Winton Land Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.118	Winton Land Limited	Retain MDRS provisions under H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1543.119	Winton Land Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1543.120	Winton Land Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1543.121	Winton Land Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1543.122	Winton Land Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1543.123	Winton Land Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1543.124	Winton Land Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1543.125	Winton Land Limited	Delete new standards at H6.6 [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.126	Winton Land Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.127	Winton Land Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.128	Winton Land Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.129	Winton Land Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified [refer to page 90 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.130	Winton Land Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.131	Winton Land Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.132	Winton Land Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.133	Winton Land Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.134	Winton Land Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.135	Winton Land Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.136	Winton Land Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree),	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.137	Winton Land Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.138	Winton Land Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1543.139	Winton Land Limited	Delete proposed provisions under H6.7.1 Matters of control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.140	Winton Land Limited	Delete proposed provisions under H6.7.2 Assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.141	Winton Land Limited	Reject Matters of discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.142	Winton Land Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.143	Winton Land Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.144	Winton Land Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.145	Winton Land Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.146	Winton Land Limited	Delete other proposed provisions under H6.8.1 matters of discretion [refer to page 98 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.147	Winton Land Limited	Delete proposed provisions under H6.8.2 assessment criteria [refer to page 101 of the submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.148	Winton Land Limited	Delete proposed provisions under H6.9 Special information requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.149	Winton Land Limited	Retain amendments to H8.1 zone description that directly support implementation of the NPS-UD.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.150	Winton Land Limited	Delete proposed provisions in H8.1 Zone description in relation to QM.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.151	Winton Land Limited	Delete proposed provisions at H8.2 Objectives relating to QM.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.152	Winton Land Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character at H8.2 Objectives,	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.153	Winton Land Limited	Retain all other proposed changes to H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.154	Winton Land Limited	Delete proposed provisions relation to QM at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.155	Winton Land Limited	Amend references to 'human scale' to better define/describe the outcomes sought at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.156	Winton Land Limited	Amend prescriptive nature of policies relation to built form and massing standards at H8.3 Policies.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.157	Winton Land Limited	Retain all other proposed changes to H8.3 Policies [refer to page 111 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.158	Winton Land Limited	Delete the identification of QM from H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.159	Winton Land Limited	Retain other proposed changes to H8.4.1 Activity Table [refer to page 113 of the submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.160	Winton Land Limited	Retain proposed provisions for H8.6.2 (General building height).	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1543.161	Winton Land Limited	Retain proposed provisions H8.6.5 (Harbour edge height control plane).	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1543.162	Winton Land Limited	Retain operative standard H8.6.6 'Exception to the harbour edge height control plane'.	Business Zones provisions	City Centre Zone - height provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.163	Winton Land Limited	Retain the operative provision H8.6.8(1)(b) 'Measuring building height'.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1543.164	Winton Land Limited	Retain provisions as proposed for H8.6.9 (Rooftops).	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.165	Winton Land Limited	Approve proposed deletion of standard H.8.6.10 (Basic floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.166	Winton Land Limited	Approve proposed deletion of standard H8.6.11(Bonus floor area ratio).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.167	Winton Land Limited	Approve proposed deletion of standard H8.6.12 (Bonus floor area ratio - light and outlook).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.168	Winton Land Limited	Approve proposed deletion of standard H8.6.13 (Bonus floor area - use or transfer of historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.169	Winton Land Limited	Approve proposed deletion of standard H8.6.14 (Bonus floor area - securing historic heritage and special character floor space bonus).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.170	Winton Land Limited	Approve proposed deletion of standard H8.6.15 (Bonus floor area - bonus floor space calculation for scheduled heritage buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.171	Winton Land Limited	Approve proposed deletion of standard H8.6.16 (Bonus floor area - bonus floor space calculation for identified special character buildings).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.172	Winton Land Limited	Approve proposed deletion of standard H8.6.17 (Bonus floor area - public open space).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.173	Winton Land Limited	Approve proposed deletion of standard H8.6.18 (Bonus floor area - through-site link).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.174	Winton Land Limited	Approve proposed deletion of standard H8.6.19 (Bonus floor area - through-site links through identified blocks).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.175	Winton Land Limited	Approve proposed deletion of standard H8.6.20 (Bonus floor area - works of art).	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.176	Winton Land Limited	Approve proposed deletion of standard H8.6.21 Maximum total floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1543.177	Winton Land Limited	Approve proposed deletion of standard H.6.8.23 (Streetscape improvement and landscaping).	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.178	Winton Land Limited	Delete proposed provisions for H8.6.24 (Maximum tower dimension, setback from the street and tower separation in special height area).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.179	Winton Land Limited	Delete proposed provisions under H8.6.24A (Maximum east-west tower dimension).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1543.180	Winton Land Limited	Delete proposed amendments to standard H8.6.25 (Building frontage alignment and height).	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.181	Winton Land Limited	Delete proposed provisions under H8.6.25A (Building setback from boundaries).	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1543.182	Winton Land Limited	Retain proposed provisions under H8.6.34 (Through-site links).	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.183	Winton Land Limited	Delete proposed changes or otherwise amend as requested for H8.8.1 Matters of discretion [refer to page 119 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.184	Winton Land Limited	Delete proposed provisions or otherwise amend as required for H8.8.2 Assessment Criteria [refer to page 120 of submission for further detail].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1543.185	Winton Land Limited	Remove any reference to QM in zone description H13.1.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.186	Winton Land Limited	Remove any reference to QM for H13.2 Objectives.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.187	Winton Land Limited	Remove any reference to QM for H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.188	Winton Land Limited	Remove any reference to QM under the purpose of standard H13.6.1 Building height.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.189	Winton Land Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1543.190	Winton Land Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1543.191	Winton Land Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1543.192	Winton Land Limited	Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 14 of submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1543.193	Winton Land Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 12 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.194	Winton Land Limited	No specific decision stated in relation to inclusion of ONC/HNC overlays as qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1543.195	Winton Land Limited	No specific decision stated in relation to mapping of ONC/HNC areas within RUB are zoned LDR, Large Lot, Open Space - Conservation, Open Space - Informal Recreation and FUZ.	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1543.196	Winton Land Limited	No specific decision stated in relation to rule D11.4.1(A12).	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1543.197	Winton Land Limited	No specific decision stated in relation to clarification for D12.4, new rules D12.4.1(A3A), D12.4.1(A6A), and site specific rules and standards identified as qualifying matters.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1543.198	Winton Land Limited	No specific decision stated in relation to amended chapter name and inclusion as a qualifying matter in accordance with Section 77I(a) and 77O(a) of the RMA.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.199	Winton Land Limited	No specific decision stated in relation to existing rules identified as qualifying matters under D14.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.200	Winton Land Limited	Retain new standard D14.6.6 Landscaped Area in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.201	Winton Land Limited	Retain new standard D14.6.7 Earthworks in relation to buildings in residential zones within the Height and Buildings Sensitive Areas Overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.202	Winton Land Limited	Delete proposed policies D18.3(7A), D18.3(7B) and D18.3(7C).	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.203	Winton Land Limited	Amend standards to be complied with to rely on underlying zone to a greater extent if the LDR Zone is deleted.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1543.204	Winton Land Limited	No specific decision sought in relation to amendments to Table E12.4.2 'Activity table - overlays' regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.205	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.1 Matters of discretion regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.206	Winton Land Limited	No specific decision sought in relation to the amendments made to E12.8.2 Assessment criteria regarding 'residential zones within height and building sensitive areas'.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.207	Winton Land Limited	No specific decision sought in relation to amendments made to Chapter E26 Infrastructure in relation to D14 Maunga viewshafts and heights and building sensitive areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1543.208	Winton Land Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.209	Winton Land Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1543.210	Winton Land Limited	No specific decision sought in relation to insertion of new section G2 Walkable Catchments.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	1543.211	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1543.212	Winton Land Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1543.213	Winton Land Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.214	Winton Land Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.215	Winton Land Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.216	Winton Land Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.217	Winton Land Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1543.218	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1543.219	Winton Land Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified qualifying matters.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1543.220	Winton Land Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.221	Winton Land Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1543.222	Winton Land Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.223	Winton Land Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.224	Winton Land Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.225	Winton Land Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1543.226	Winton Land Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1543.227	Winton Land Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1543.228	Winton Land Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1582.1	Jervois Properties Limited	Remove the Special Character Area overlay from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	1582.2	Jervois Properties Limited	Delete the Height Variation Control from 155 Jervois Road, 157 Jervois Road, 159 Jervois Road, 161 Jervois Road and 163 Jervois Road, Herne Bay.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	1585.1	Gibbonsco Management Limited	Approve the broad application of the MHU zone.	Residential Zones	Residential Zones (General or other)

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FS85	Raynor McMahon	Oppose	1585.2	Gibbonsco Management Limited	Approve the application of THAB within walkable catchments.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1585.3	Gibbonsco Management Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1585.4	Gibbonsco Management Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1585.5	Gibbonsco Management Limited	Request that Walkable Catchments and the associated intensification outcomes are applied more broadly, or broadly enable greater development potential across the THAB and Mixed Use zones (and some centre zones), not just inside walkable catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	1585.6	Gibbonsco Management Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act. Remove all provisions relating to unjustified qualifying matters and other provisions that will not achieve the purpose of NPS UD or RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1585.7	Gibbonsco Management Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act. Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act [refer to page 11 of submission for further details].	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1585.8	Gibbonsco Management Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	1585.9	Gibbonsco Management Limited	Remove proposed requirement at D11.9 for a landscape assessment.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1585.10	Gibbonsco Management Limited	Retain proposed mapping extent as notified.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1585.11	Gibbonsco Management Limited	Remove proposed blanket information requirements at D12.9.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1585.12	Gibbonsco Management Limited	Remove Notable Trees as a Qualifying Matter, but retain proposed provisions otherwise.	Qualifying Matters Other	Notable Trees (D13)
FS85	Raynor McMahon	Oppose	1585.13	Gibbonsco Management Limited	Retain new objective D14.2(3).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.14	Gibbonsco Management Limited	Retain new policy D14.3(5A).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1585.15	Gibbonsco Management Limited	Retain new rules D14.4.1(A7A)-(A7D).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1585.16	Gibbonsco Management Limited	Retain existing standards D14.6.1 (Height) and D14.6.3 (Buildings on sites).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1585.17	Gibbonsco Management Limited	Retain new standard D14.6.5 (Building coverage).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1585.18	Gibbonsco Management Limited	Retain new matters of discretion D14.8.1(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1585.19	Gibbonsco Management Limited	Retain new assessment criterion D14.8.2(2).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1585.20	Gibbonsco Management Limited	Approve identification of the Ridgeline Protection Overlay as a qualifying matter.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1585.21	Gibbonsco Management Limited	Retain new policy D15.3(3).	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1585.22	Gibbonsco Management Limited	Retain amended rule D15.4.1(A1).	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1585.23	Gibbonsco Management Limited	Retain new standard D15.6.1 (Building height).	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1585.24	Gibbonsco Management Limited	Retain amended matters of discretion - D15.8.1(1) and (2) to specify 'height', design 'including materials' and effects on 'existing vegetation' in addition to existing matters.	Qualifying Matters Other	Ridgeline Protection (D15)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.25	Gibbonsco Management Limited	Remove proposed requirement for all applications to be accompanied by a landscape and visual assessment.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1585.26	Gibbonsco Management Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS85	Raynor McMahon	Oppose	1585.27	Gibbonsco Management Limited	Retain Historic Heritage Overlay provisions as notified due to this being identified as an identified qualifying matter.	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	1585.28	Gibbonsco Management Limited	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1585.29	Gibbonsco Management Limited	Retain proposed amendments to D18.1 Background if the Special Character Overlay is retained.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1585.30	Gibbonsco Management Limited	Remove proposed New 'Special Character Areas Overlay – Residential' objectives [refer to page 18 of submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.31	Gibbonsco Management Limited	Remove proposed new 'Special Character Areas Overlay – Residential' policies.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.32	Gibbonsco Management Limited	Retain new introductory statement (3) to D18.4 Activity table if LDR Zone is deleted from the Unitary Plan (preferred), or remove new introductory statement (3) to D18.4 Activity table if LDR Zone is retained.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.33	Gibbonsco Management Limited	Remove proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential'. Alternatively, retain proposed provisions to Activity Table D18.4.1 'Special Character Areas Overlay – Residential' if underlying LDR Zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.34	Gibbonsco Management Limited	Remove new introductory statements at (3) and (5) - Activity table D18.4 'Special Character Areas Overlay – Business'.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	1585.35	Gibbonsco Management Limited	Remove new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential'. Alternatively, retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' but remove any duplication of underlying zone requirements (i.e. rely on the zone to a greater extent)	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.36	Gibbonsco Management Limited	Retain new standards D18.6.1A 'Standards for uses in the Special Character Areas Overlay – Residential' if underlying LDR zone is deleted and a more intensive zoning is applied.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.37	Gibbonsco Management Limited	Remove new standard D18.6.1A.1 'The conversion of a principal dwelling existing at 30 September 2013 into a maximum of two dwellings'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.38	Gibbonsco Management Limited	Remove standard D18.6.1A.2 'Minor dwelling'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.39	Gibbonsco Management Limited	Remove new standard D18.6.1A.3 'Home occupations' and rely on the underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.40	Gibbonsco Management Limited	Remove new standard D18.6.1A(4 'Offices within the Centre Fringe Office Control as identified on the planning maps'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.41	Gibbonsco Management Limited	Remove new standard D18.6.1A.5 'Care centres accommodating up to 10 people per site excluding staff' and rely on underlying zone to set parameters around what are the appropriate activities for an area.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.42	Gibbonsco Management Limited	Remove proposed new purpose inserted into existing standard D18.6.1.1 'Building height'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.43	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.2 'Height in relation to boundary' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.44	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.1.3 'Yards'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.45	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.4 'Building coverage'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.46	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1. 'Landscaped area'.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.47	Gibbonsco Management Limited	Remove proposed new purpose to existing standard D18.6.1.6 'Maximum impervious area'.	Qualifying Matters - Special Character	Special Character Residential - provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.48	Gibbonsco Management Limited	Remove proposed new purpose and amendments to existing standard D18.6.7. ‘Fences, walls and other structures' and rely on underlying zone to a greater extent.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.49	Gibbonsco Management Limited	Remove proposed new matters of discretion at D18.8.1.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to pages 30-32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.50	Gibbonsco Management Limited	Remove proposed new assessment criteria at D18.8.2.1 ‘Special Character Areas Overlay – Residential’ and rely on underlying zone to set parameters around what are the appropriate activities for an area. [refer to page 32 of the submission for further details].	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1585.51	Gibbonsco Management Limited	Remove 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.’ statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1585.52	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1585.53	Gibbonsco Management Limited	Remove proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1585.54	Gibbonsco Management Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.55	Gibbonsco Management Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.56	Gibbonsco Management Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.57	Gibbonsco Management Limited	Delete proposed amendments to E38.3 Policies. [refer to page 35 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.58	Gibbonsco Management Limited	Delete proposed amendments to E38.4.2 Activity Table [refer to submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.59	Gibbonsco Management Limited	Retain proposed provisions under E38.8.1A except that E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.60	Gibbonsco Management Limited	Expand E38.8.1A to apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development also [refer to page 38 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.61	Gibbonsco Management Limited	Delete proposed amendments to E38.8.2 [refer to pages 38-39 of the submission for further details].	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.62	Gibbonsco Management Limited	Delete proposed amendments to E38.11.1 [refer to page 39 submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.63	Gibbonsco Management Limited	Delete proposed amendments to E38.11.2 [refer to pages 39-40 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.64	Gibbonsco Management Limited	Delete proposed amendments to E38.12.1 [refer to page 40 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.65	Gibbonsco Management Limited	Delete proposed amendments to E38.12.2 [refer to pages 40-41 of the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1585.66	Gibbonsco Management Limited	Retain application of zone to periphery of the region. [refer to pages 42 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1585.67	Gibbonsco Management Limited	Delete LDR zone in its entirety [refer to pages 43-44 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1585.68	Gibbonsco Management Limited	Retain mapped extent of MHS Zone	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1585.69	Gibbonsco Management Limited	Retain the provisions of the MHS zone	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS85	Raynor McMahon	Oppose	1585.70	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1585.71	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	1585.72	Gibbonsco Management Limited	Extend the mapped extent of the MHU zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1585.73	Gibbonsco Management Limited	[Amend plan so] any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to page 45 of the submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1585.74	Gibbonsco Management Limited	Delete additional objectives inserted at H5.2 [refer to page 45 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS85	Raynor McMahon	Oppose	1585.75	Gibbonsco Management Limited	Delete additional policies inserted at H5.3 [refer to page 46-48 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1585.76	Gibbonsco Management Limited	Delete proposed provisions under H5.4.1 Activity Table that duplicate the requirements of Chapter D9 (SEA Overlay) [refer to pages 48-49 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1585.77	Gibbonsco Management Limited	Retain proposed provisions under H5.5(4) [refer to pages 49-51 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1585.78	Gibbonsco Management Limited	Retain proposed provision H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.79	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.80	Gibbonsco Management Limited	Delete proposed provisions under H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps [refer to page 52 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.81	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.5 (Height in relation to boundary).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.82	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.8 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.83	Gibbonsco Management Limited	Delete riparian / lakeside / coastal protection yard as a QM from Table H5.6.8.2 (Yards).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.84	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.10 (Building coverage).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.85	Gibbonsco Management Limited	Delete SEA QM requirement from the MHU zone [in relation to H5.6.10 (Building coverage)].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.86	Gibbonsco Management Limited	Delete proposed provisions under H5.6.11 (Landscaped area) other than those required by MDRS [refer to page 54 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.87	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.12 (Outlook space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.88	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.12 (Outlook space) or amend to address reasons identified in the submission [refer to page 55 of the submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.89	Gibbonsco Management Limited	Retain MDRS provisions under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1585.90	Gibbonsco Management Limited	Delete proposed provisions [not required by MDRS] under H5.6.14 (Outdoor living space).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.91	Gibbonsco Management Limited	Delete proposed provisions under H5.6.18 (Windows to street and private vehicle and pedestrian accessways) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.92	Gibbonsco Management Limited	Delete proposed provisions under H5.6.19 (Deep soil area and canopy tree) .	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.93	Gibbonsco Management Limited	Delete proposed provisions under H5.6.20 (Safety and privacy buffer from private pedestrian and vehicle accessways).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.94	Gibbonsco Management Limited	Delete proposed provisions under H5.6.21 (Residential waste management).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1585.95	Gibbonsco Management Limited	Delete proposed provisions under H5.7.1 and H5.7.2 relating to dwellings in a SEA.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.96	Gibbonsco Management Limited	Delete proposed additions to matters of discretion H5.8.1(1) and assessment criteria H5.8.2(1) for supported residential care up to 10 people, boarding houses accommodating more than 10 people, visitor accommodation.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.97	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from matter of discretion H5.8.1(1)(b)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.98	Gibbonsco Management Limited	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i) relating to Integrated Residential Developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.99	Gibbonsco Management Limited	Retain the proposed the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.100	Gibbonsco Management Limited	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.101	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.102	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.103	Gibbonsco Management Limited	Delete matter of discretion H5.8.1(2)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.104	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.105	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(2)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.106	Gibbonsco Management Limited	Delete assessment criteria H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.107	Gibbonsco Management Limited	Delete other proposed provisions [under Matters of discretion H5.8.1(2) and Assessment criteria H5.8.2(2)] [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.108	Gibbonsco Management Limited	Delete proposed provisions under Matters of discretion H5.8.1(3) and Assessment criteria H5.8.2(3) relating to Integrated Residential Developments [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.109	Gibbonsco Management Limited	Delete proposed provisions under H5.8.1 relating to applications for more than one dwelling on sites subject to identified infrastructure constraints [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.110	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(4) (Building height) [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.111	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(6) for height in relation to boundary [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.112	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(9) for yards [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.113	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(10) for maximum impervious areas [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.114	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(11) for building coverage [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.115	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(12) for landscaped area [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.116	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(13) for outlook space [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.117	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(14) for daylight [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.118	Gibbonsco Management Limited	Retain proposed changes to Assessment criteria at H5.8.2(15) for outdoor living space.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.119	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(15A) for windows to street and pedestrian accessways [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.120	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(16) for front, side and rear walls [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.121	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(17) for minimum dwelling size [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.122	Gibbonsco Management Limited	Delete proposed changes to Assessment criteria at H5.8.2(18) for deep soil area and canopy [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.123	Gibbonsco Management Limited	Delete proposed provisions under H5.8.2(19) for safety and privacy buffer from private pedestrian and vehicle accessways [refer to page 80 of submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.124	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(20) for residential waste [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.125	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(21) for more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control [refer to submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.126	Gibbonsco Management Limited	Delete proposed Assessment criteria at H5.8.2(22) for more than one dwelling per site subject to the Infrastructure – Stormwater Disposal Constraints Control [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.127	Gibbonsco Management Limited	Delete proposed special information requirements under H5.9 [refer to the submission for further details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1585.128	Gibbonsco Management Limited	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor, Special Character Areas overlay, sites subject to flooding, sites within SEAs, those subject to cultural values, or any other identified QMs.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1585.129	Gibbonsco Management Limited	[Amend plan] so any constraints identified are dealt with through other mechanisms, and 'down-zoning' the underlying zone is not necessary to appropriately manage those constraints. [refer to submission for further details].	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1585.130	Gibbonsco Management Limited	Retain MDRS provisions under H6.1 Zone description as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1585.131	Gibbonsco Management Limited	Delete changes proposed to H6.2 Objectives.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1585.132	Gibbonsco Management Limited	Delete changes proposed to H6.3 Policies.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.133	Gibbonsco Management Limited	Delete proposed provisions regarding standards to be complied with under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1585.134	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A2A) and H6.4.1(A2B)] under H6.4.1 Activity Table which relate to dwelling(s) where located in a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1585.135	Gibbonsco Management Limited	Delete proposed new rules [H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32), H6.4.1(A32A), H6.4.1(A33) and H6.4.1(33A)] under H6.4.1 Activity Table.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1585.136	Gibbonsco Management Limited	Retain H6.5(5) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1585.137	Gibbonsco Management Limited	Delete proposed standards [H6.6.4B and H6.6.4C].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.138	Gibbonsco Management Limited	Delete the MDRS standard for 'up to three dwellings' under H6.6.5 (Height) and replace it with the standard zone height limits proposed inside / outside walkable catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.139	Gibbonsco Management Limited	Amend H6.6.5 (Height) to enable at least six-storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.140	Gibbonsco Management Limited	Retain proposed provisions under H6.6.6 (Height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.141	Gibbonsco Management Limited	Approve deletion of H6.6.7 (Alternative height in relation to boundary) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.142	Gibbonsco Management Limited	Retain proposed provisions under H6.6.8 (Height in relation to boundary adjoining lower intensity zones) as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.143	Gibbonsco Management Limited	Delete proposed provisions relating to SEAs under H6.6.11 (Building coverage).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.144	Gibbonsco Management Limited	Delete proposed provisions [referencing Deep Soil Area and Safety and Privacy Buffer] under H6.6.12 (Landscaped area).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.145	Gibbonsco Management Limited	Delete proposed provisions under H6.6.13 (Outlook space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.146	Gibbonsco Management Limited	Delete proposed provisions under H6.6.15 (Outdoor living space).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.147	Gibbonsco Management Limited	Delete proposed provisions under H6.6.19 (Windows to street and private vehicle and pedestrian accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.148	Gibbonsco Management Limited	Delete proposed provisions under H6.6.20 (Deep soil area and canopy tree).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.149	Gibbonsco Management Limited	Delete proposed provisions under H6.6.21 (Safety and privacy buffer to private pedestrian and vehicle accessways).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.150	Gibbonsco Management Limited	Delete proposed provisions under H6.6.22 (Residential waste management).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1585.151	Gibbonsco Management Limited	Delete proposed provisions under H6.7.1 Matters of Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.152	Gibbonsco Management Limited	Delete proposed provisions under H6.7.2 Assessment Criteria for Controlled Activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.153	Gibbonsco Management Limited	Reject Matters of Discretion H6.8.1(6) and H6.8.1(7) related to mapped infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.154	Gibbonsco Management Limited	Retain assessment criteria relating to infrastructure capacity to serve a development supported if mapped Infrastructure Constraints are removed from the Planning Maps and zones [refer to page 97 of submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.155	Gibbonsco Management Limited	Delete Assessment criterion H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.156	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from matter of discretion H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.157	Gibbonsco Management Limited	Retain the proposed deletion of 'intensity' from assessment criteria at H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.158	Gibbonsco Management Limited	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.159	Gibbonsco Management Limited	Delete assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.160	Gibbonsco Management Limited	Delete other proposed provisions under H6.8.1 Matters of discretion [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.161	Gibbonsco Management Limited	Delete proposed provisions under H6.8.2 Assessment Criteria [refer to submission for further details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.162	Gibbonsco Management Limited	Delete proposed provisions under H6.9 Special Information Requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1585.163	Gibbonsco Management Limited	Retain provisions in H8.1 Zone description which directly support implementation of the NPS:UD.	Business Zones provisions	City Centre Zone - methodology and principles
FS85	Raynor McMahon	Oppose	1585.164	Gibbonsco Management Limited	Delete references to QM in the Business - City Centre Zone [refer to submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1585.165	Gibbonsco Management Limited	Delete reference to QM in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.166	Gibbonsco Management Limited	Delete proposed provisions relating to qualifying matters under H8.2 objectives. [refer to submission for further details].	Qualifying Matters Other	Built Form Controls: City Centre - sunlight admission to open space, harbour edge, and other matters
FS85	Raynor McMahon	Oppose	1585.167	Gibbonsco Management Limited	Delete reference to 'existing' built form and character and retain reference to 'planned' built form character in H8.2 objectives [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS85	Raynor McMahon	Oppose	1585.168	Gibbonsco Management Limited	Retain all other changes [excluding those listed on Page 110] in H8.2 Objectives.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1585.169	Gibbonsco Management Limited	Delete reference to QM in H8.3 policies [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS85	Raynor McMahon	Oppose	1585.170	Gibbonsco Management Limited	Amend references to 'human scale' to better define / describe the outcomes sought in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1585.171	Gibbonsco Management Limited	Amend prescriptive nature of policies relating to built form and massing standards in H8.3 Policies. [refer to submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1585.172	Gibbonsco Management Limited	Retain all other proposed changes [excluding those listed on Page 111] in H8.3 Policy.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1585.173	Gibbonsco Management Limited	Delete identification of qualifying matters in H8.4.1 Activity Table [refer to submission for further details].	Business Zones provisions	City Centre Zone - methodology and principles
FS85	Raynor McMahon	Oppose	1585.174	Gibbonsco Management Limited	Retain other proposed changes to the activity table excluding those related to qualifying matters in H8.4.1 Activity Table.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.175	Gibbonsco Management Limited	Retain proposed amendments to Standard H8.6.2. General building height.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1585.176	Gibbonsco Management Limited	Retain proposed amendments to purpose of Standard H8.6.5. Harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1585.177	Gibbonsco Management Limited	Retain operative standard H8.6.6 Exception to the harbour edge height control plane.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1585.178	Gibbonsco Management Limited	Retain operative standard H8.6.8 Measuring building height.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1585.179	Gibbonsco Management Limited	Retain amendments to Standard H8.6.9. Rooftops.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1585.180	Gibbonsco Management Limited	Delete Standard H8.6.10. Basic floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.181	Gibbonsco Management Limited	Delete Standard H8.6.11. Bonus floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.182	Gibbonsco Management Limited	Delete Standard H8.6.12. Bonus floor area ratio – light and outlook as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.183	Gibbonsco Management Limited	Delete Standard H8.6.13. Bonus floor area – use or transfer of historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.184	Gibbonsco Management Limited	Delete Standard H8.6.14. Bonus floor area – securing historic heritage and special character floor space bonus as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.185	Gibbonsco Management Limited	Delete Standard H8.6.15. Bonus floor area – bonus floor space calculation for scheduled heritage buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.186	Gibbonsco Management Limited	Delete Standard H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.187	Gibbonsco Management Limited	Delete Standard H8.6.17. Bonus floor area - public open space as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.188	Gibbonsco Management Limited	Delete Standard H8.6.18. Bonus floor area - through-site link as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.189	Gibbonsco Management Limited	Delete Standard H8.6.19. Bonus floor area - through-site links through identified blocks as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.190	Gibbonsco Management Limited	Delete Standard H8.6.20. Bonus floor area - works of art as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.191	Gibbonsco Management Limited	Delete Standard H8.6.21. Maximum total floor area ratio as notified.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	1585.192	Gibbonsco Management Limited	Delete Standard H8.6.23(5) as notified.	Business Zones provisions	City Centre Zone - all other provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1585.193	Gibbonsco Management Limited	Delete proposed amendments to Standard H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3) [refer to pages 115-116 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1585.194	Gibbonsco Management Limited	Delete proposed Standard H8.6.24A Maximum east-west tower dimension [refer to pages 116-117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1585.195	Gibbonsco Management Limited	Delete amendments to Standard H8.6.25. Building frontage alignment and height as notified [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1585.196	Gibbonsco Management Limited	Delete proposed new addition of Standard H8.6.25A Building setback from boundaries [refer to page 117 of submission for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1585.197	Gibbonsco Management Limited	Retain proposed Standard H8.6.34. Through-site links as notified [refer to page 118 of submission for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1585.198	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1585.199	Gibbonsco Management Limited	Delete proposed amendments to H8.8.1 Matters of discretion, or otherwise amend as requested by submitter [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	1585.200	Gibbonsco Management Limited	Retain matters at H8.8.(16) as notified [refer to pages 119-120 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1585.201	Gibbonsco Management Limited	Delete proposed amendments to H8.8.2 Assessment criteria, or otherwise amend as requested by submitter [refer to pages 120-124 for further details].	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	1585.202	Gibbonsco Management Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1585.203	Gibbonsco Management Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone

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FS85	Raynor McMahon	Oppose	1585.204	Gibbonsco Management Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1585.205	Gibbonsco Management Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1585.206	Gibbonsco Management Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1585.207	Gibbonsco Management Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1585.208	Gibbonsco Management Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1585.209	Gibbonsco Management Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1585.210	Gibbonsco Management Limited	Delete the proposed definition for 'Landscaped area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1585.211	Gibbonsco Management Limited	Delete the proposed definition for 'Service area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1585.212	Gibbonsco Management Limited	Delete the proposed definition for 'Urban Heat Island'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1586.1	Shundi Tamaki Village Limited	Retain the Business Mixed Use zone for [inferred] 259, 261 and 263 Morrin Road, St Johns.	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	1586.2	Shundi Tamaki Village Limited	Approve the amendment to I332 Tāmaki Precinct as notified.	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS85	Raynor McMahon	Oppose	1586.3	Shundi Tamaki Village Limited	Include the properties at 259 Morrin Road, 261 Morrin Road and 263 Morrin Road, St Johns in the walkable catchment of Glen Innes train station.	Walkable Catchments	WC RTN Glen Innes
FS85	Raynor McMahon	Oppose	1586.4	Shundi Tamaki Village Limited	Reject introduction of QMs into zones [refer to submission for details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1586.5	Shundi Tamaki Village Limited	Delete Council identified Qualifying Matters under sections 77I(j) of the RMA.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1586.6	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1586.7	Shundi Tamaki Village Limited	Request that six storey development is enabled across the zone, not just inside walkable catchments	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	1586.8	Shundi Tamaki Village Limited	Reject the narrow application of walkable catchments through limiting their use to metropolitan centres and rapid transit stops.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	1586.9	Shundi Tamaki Village Limited	Request that precincts across the region, and specifically in the city centre, be reviewed to ensure constraints on development imposed within precincts remain relevant given NPS-UD and MDRS requirements.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS85	Raynor McMahon	Oppose	1586.10	Shundi Tamaki Village Limited	Apply a Height Variation Control at 261 Morrin Road St Johns to enable height to 35m [refer to submission for details].	Height	Business Height - Strategic Approach (use of a single control HVC/Zone/Precinct to limit height)
FS85	Raynor McMahon	Oppose	1586.11	Shundi Tamaki Village Limited	Amend the plan change provisions so that they give effect to the NPS UD and RMA Enabling Act [refer to page 10 of submission for further details].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1586.12	Shundi Tamaki Village Limited	Apply zoning appropriate to give effect to the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1586.13	Shundi Tamaki Village Limited	Remove overlays and QM that inappropriately restrict the implementation of the NPS UD and RMA Enabling Act.	Plan making and procedural	Mapping - general, clarity of rezoning
FS85	Raynor McMahon	Oppose	1586.14	Shundi Tamaki Village Limited	Retain proposed rule C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	1586.15	Shundi Tamaki Village Limited	Retain objective D14.2 (3) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

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FS85	Raynor McMahon	Oppose	1586.16	Shundi Tamaki Village Limited	Retain policy D14.3 (5A) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1586.17	Shundi Tamaki Village Limited	Retain D14.4.1 (A7A) - (A7D) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1586.18	Shundi Tamaki Village Limited	Retain standards D14.6.1 and D14.6.3 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1586.19	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1586.20	Shundi Tamaki Village Limited	Retain D14.8.1 (2) as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1586.21	Shundi Tamaki Village Limited	Retain standards D14.6.5, D14.6.6 and D14.6.7 as notified.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1586.22	Shundi Tamaki Village Limited	Remove local and public views as a QM.	Qualifying Matters Other	Local Public Views (D16)
FS85	Raynor McMahon	Oppose	1586.23	Shundi Tamaki Village Limited	Delete 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' statement under E36 heading.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1586.24	Shundi Tamaki Village Limited	Delete proposed amendments to E36.1 Background [refer to submission for further details].	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1586.25	Shundi Tamaki Village Limited	Remove reference to QM under E38.1 Introduction [refer to submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.26	Shundi Tamaki Village Limited	Delete objective E38.2(10)(d).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.27	Shundi Tamaki Village Limited	Delete objective E38.2(10)(e).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.28	Shundi Tamaki Village Limited	Delete objective E38.2(11).	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1586.29	Shundi Tamaki Village Limited	Delete proposed amendments to E38.3 Policies. [refer to the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.30	Shundi Tamaki Village Limited	Delete proposed provisions E38.8.2 (7), (8), and (9). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.31	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.1 (1) and (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.32	Shundi Tamaki Village Limited	Delete proposed provisions E38.11.2 (2). [refer to the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.33	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.1 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.34	Shundi Tamaki Village Limited	Delete proposed amendments to E38.12.2 [refer to the submission for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	1586.35	Shundi Tamaki Village Limited	Remove references to QM under H13.1 Zone description.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.36	Shundi Tamaki Village Limited	Amend zone description to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.37	Shundi Tamaki Village Limited	Remove reference to QM under H13.2. Objectives.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.38	Shundi Tamaki Village Limited	Amend 13.2 Objectives to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.39	Shundi Tamaki Village Limited	Remove reference to QM under H13.3 Policies.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.40	Shundi Tamaki Village Limited	Amend H13.3 Policies to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.41	Shundi Tamaki Village Limited	Remove reference to QM under purpose of Standard H13.6.1 Building Height.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.42	Shundi Tamaki Village Limited	Amend purpose of Standard H13.6.1 Building Height to enable six-storey development across the zone, regardless of position inside or outside walkable catchments.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	1586.43	Shundi Tamaki Village Limited	Delete rule I332.4.1 (A1).	Precincts - NPSUD MDRS Response	I332 Tāmaki Precinct
FS85	Raynor McMahon	Oppose	1717.1	Sarah C	Amend the plan by increasing the walkable catchments including around the city centre.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	1717.2	Sarah C	Amend the plan by increasing housing supply around the city centre.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1717.3	Sarah C	Amend the plan by removing Special Character Areas as qualifying matters.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1717.4	Sarah C	Amend the plan by removing height restrictions.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	1729.1	Scott M Winton	Amend the plan to enable perimeter block housing forms to occur by removing front and side yards and leaving open space at the rear of sites.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1729.2	Scott M Winton	Remove special character as a qualifying matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1729.3	Scott M Winton	Reduce the number of Special Character Areas Residential to 5% of what currently exists.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS85	Raynor McMahon	Oppose	1747.1	Harry Platt	Remove Special Character Overlay as a Qualifying Matter.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1765.1	Samson Corporation Limited and Sterling Nominees Limited	Approve the intent and outcomes of the plan change, particularly those provisions that seek to provide for intensification of development within a walkable catchment of centres and public transportation networks. Especially the concept of a '20-minute city', the idea that daily necessities can be accessed by walking or cycling within 20 minutes from one's home.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1765.2	Samson Corporation Limited and Sterling Nominees Limited	Amend the walkable catchments (and the application of the intensification that relates to these catchments) for rapid transit stops to at least 1,200m, as this would go significantly further towards achieving a goal of a 20-Minute City than the currently identified 800m.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	1765.3	Samson Corporation Limited and Sterling Nominees Limited	Apply walkable catchments of 1,200m, and the associated intensification provisions that go with these catchments, to the land surrounding Morningside, Kingsland, Mount Eden and Onehunga Stations. Do not defer applying the intensification provisions to land within the Auckland Light Rail Corridor as notified for those parts of the city that are within 1,200m of existing train stations.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC

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FS85	Raynor McMahon	Oppose	1765.4	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Residential Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Residential Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS85	Raynor McMahon	Oppose	1765.5	Samson Corporation Limited and Sterling Nominees Limited	Refine the application of Special Character Areas Business Overlays to ensure that vacant land, even within those sites that are identified as having character defining or character supporting buildings within them, are not captured by the extent of the Special Character Area Business Overlays or otherwise exempted from the development controls relating to the Special Character Area Overlays.	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.6	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of Treacy's Building at 505-519 Great North Road, Grey Lynn, as 'Character defining' and keep it identified as 'Character supporting'. (Special Character Schedules, Statements and Maps:15.1.6.6.1 Extent of Area – Business: Grey Lynn)	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.7	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 113-119 Parnell Road, Parnell, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.12.1 Extent of Area – Business: Parnell).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.8	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 273 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.9	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 267-271A Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.10	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 210-212 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific

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FS85	Raynor McMahon	Oppose	1765.11	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 107 Ponsonby Road, Ponsonby, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps: 15.1.6.13.1 Extent of Area – Business: Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.12	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 167 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.13	Samson Corporation Limited and Sterling Nominees Limited	Reject the identification of 207-209 Symonds Street, Newton, as 'Character defining' and keep it identified as 'Character supporting'.(Special Character Schedules, Statements and Maps:15.1.6.15.1 Extent of Area – Business: Upper Symonds Street).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.14	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 401B Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.15	Samson Corporation Limited and Sterling Nominees Limited	Accept the identification of 433 Richmond Road, West Lynn, to 'Character supporting', from 'Character defining', and further amend to identify as 'Non-Contributing'.(Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.16	Samson Corporation Limited and Sterling Nominees Limited	Amend the mapping of 1C Francis Street, West Lynn to exclude the southern corner to 'Non Contributing' as set out in Figure 1 in the submission. (Special Character Schedules, Statements and Maps:15.1.6.16.1 Extent of Area – Business: West Lynn).	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1765.17	Samson Corporation Limited and Sterling Nominees Limited	Remove the Special Character Area Overlay – Business from the northern half of the block bounded by Ponsonby Road, Crummer Road, Maidstone Street and Great North Road, Ponsonby, and the consequential removal of the Height Variation Control from this location also. Alternatively, remove just the mapped extent of the Height Variation Control of 13m, so that Rule H10.6.1(1A) applies, noting that the height limit on the northern half of the block will be subject to Rule H10.6.3(1), which requires a 6m setback at 18m and above (due to the residential zoning across Ponsonby Road).	Qualifying Matters - Special Character	Special Character Business - remove property/area from SCAB
FS85	Raynor McMahon	Oppose	1962.1	Aedifice Property Group	Approve the QM relating to the Auckland War Memorial Museum Viewshaft.	Qualifying Matters Other	Auckland Museum Viewshaft (D19)

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FS85	Raynor McMahon	Oppose	1962.2	Aedifice Property Group	Approve the QM relating to the HNC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1962.3	Aedifice Property Group	Approve the QM relating to the Historic Heritage Overlay Place/Extent of Place.	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	1962.4	Aedifice Property Group	Approve the QM relating to the ONC overlay.	Qualifying Matters A-I	ONC and HNC (D11)
FS85	Raynor McMahon	Oppose	1962.5	Aedifice Property Group	Approve the QM relating to the ONF overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS85	Raynor McMahon	Oppose	1962.6	Aedifice Property Group	Approve the QM relating to the ONL overlay.	Qualifying Matters A-I	ONL and ONF (D10)
FS85	Raynor McMahon	Oppose	1962.7	Aedifice Property Group	Approve the QM relating to the Ridgeline Protection overlay.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1962.8	Aedifice Property Group	Approve the QM relating to the Regional/Local Maunga Viewshafts and Height and Building Sensitive Areas overlay.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	1962.9	Aedifice Property Group	Approve the QM relating to the SEA overlay.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	1962.10	Aedifice Property Group	Approve the QM relating to the Sites and Places of Significance to Mana Whenua overlay.	Qualifying Matters A-I	Relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (D21)
FS85	Raynor McMahon	Oppose	1962.11	Aedifice Property Group	Approve the Waitakere Ranges Heritage Area overlay QM.	Qualifying Matters A-I	Waitākere Ranges Heritage Area (D12)
FS85	Raynor McMahon	Oppose	1962.12	Aedifice Property Group	Delete the QM relating to the Aircraft Noise overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	1962.13	Aedifice Property Group	Delete the QM relating to Coastal Erosion.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1962.14	Aedifice Property Group	Delete the QM relating to Coastal Inundation.	Qualifying Matters A-I	Significant Natural Hazards

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FS85	Raynor McMahon	Oppose	1962.15	Aedifice Property Group	Delete the QM relating to designations.	Qualifying Matters A-I	Designations
FS85	Raynor McMahon	Oppose	1962.16	Aedifice Property Group	Delete the QM relating to flood plains.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	1962.17	Aedifice Property Group	Delete the QM relating to the Infrastructure - Water and/or Wastewater constraints control.	Qualifying Matters - Infrastructure	Infrastructure - Water and wastewater constraints
FS85	Raynor McMahon	Oppose	1962.18	Aedifice Property Group	Delete the QM relating to the Infrastructure - Combined Wastewater Network control.	Qualifying Matters - Infrastructure	Infrastructure - Combined wastewater network
FS85	Raynor McMahon	Oppose	1962.19	Aedifice Property Group	Delete the QM relating to the Stormwater Disposal Constraints Control.	Qualifying Matters - Infrastructure	Infrastructure - Stormwater disposal constraints
FS85	Raynor McMahon	Oppose	1962.20	Aedifice Property Group	Delete the QM relating to the National Grid Corridor overlay.	Qualifying Matters A-I	National Grid (D26)
FS85	Raynor McMahon	Oppose	1962.21	Aedifice Property Group	Delete the QM relating to Precincts.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS85	Raynor McMahon	Oppose	1962.22	Aedifice Property Group	Delete the QM relating to the Special Character Areas overlay - business and residential.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	1962.23	Aedifice Property Group	Delete the QM relating to Notable Trees.	Qualifying Matters Other	Notable Trees (D13)
FS85	Raynor McMahon	Oppose	1962.24	Aedifice Property Group	Amend all QMs [so they are] applied to the spatially mapped extent only.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1962.25	Aedifice Property Group	Amend properties within urban areas that are subject to a spatially mapped QM to be within relevant residential environments and rezone to MHU or THAB.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1962.26	Aedifice Property Group	Delete inclusion of specific consent activities for dwellings in the overlay areas (e.g. HNC or SEA) as they duplicate rules in other chapters [if the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS85	Raynor McMahon	Oppose	1962.27	Aedifice Property Group	[Amend H3A Activity Table] to permit up to three dwellings per site where this can be achieved outside of the extent of a QM or in a manner that would not adversely effect a QM [If the LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.28	Aedifice Property Group	Add Integrated Residential Developments to the activity table [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.29	Aedifice Property Group	Delete LDR zone and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1962.30	Aedifice Property Group	Amend the LDR to match at a minimum the MHS zone provisions and ensure the proposed approach is consistent throughout the chapter [if LDR zone is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.31	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees by removing the requirement that deep soil areas be contiguous and allow these areas to be provided within private outdoor living areas [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.32	Aedifice Property Group	Amend standard H5.6.19 Deep soil and canopy trees to halve the size requirements for canopy trees [if standard is deleted].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.33	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to require a buffer between habitable rooms rather than a dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.34	Aedifice Property Group	Amend standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer width from 1m to 600mm.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.35	Aedifice Property Group	Delete H5.6.9 maximum impervious area.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.36	Aedifice Property Group	Amend the H5.6.9 maximum impervious area by increasing the standard from 60% to 80%. [if standard is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.37	Aedifice Property Group	Apply the MDRS standards to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.38	Aedifice Property Group	Apply the MDRS standards to four or more dwellings in THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.39	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in MHU zone.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1962.40	Aedifice Property Group	Delete the communal outdoor living area requirement for 20 or more dwellings in THAB zone	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.41	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in MHU zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.42	Aedifice Property Group	Amend the private outdoor living requirements for 20 or more dwellings in THAB zone if a communal outdoor living area is provided [if the communal outdoor living area requirement for 20 or more dwellings is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.43	Aedifice Property Group	Approve [H6.6.6(1B) and H6.6.6(1C)] the Height in relation to boundary standard within WCs as notified.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.44	Aedifice Property Group	Amend [H6.6.6(1A)] Height in relation to boundary outside of WCs to 14m +60o within 21.5m of the site frontage to better enable buildings up to five storeys.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.45	Aedifice Property Group	Provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1962.46	Aedifice Property Group	[Amend the WC for all highly accessible Town Centres] to provide THAB zoning within an 800m WC from all highly accessible Town Centres in the isthmus area.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS85	Raynor McMahon	Oppose	1962.47	Aedifice Property Group	[Inferred: Rezone all properties to] THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1962.48	Aedifice Property Group	Provide THAB zoning within 400m walking catchment of highly accessible local centres outside of the Isthmus area.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	1962.49	Aedifice Property Group	Provide THAB zoning within a 1600m walking catchment of the City Centre.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	1962.50	Aedifice Property Group	[Inferred: Rezone all properties to] provide THAB zoning within a 1600m walking catchment of the City Centre.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Oppose	1962.51	Aedifice Property Group	Amend the maximum height limit to 32.5m within rapid transit WCs that are a ten minute journey to the City Centre (Britomart, Aotea and Karanga-Hape Stations).	Height	City Centre WC Intensification response (e.g. zoning, precinct, HVC)

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FS85	Raynor McMahon	Oppose	1962.52	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10minute journey to the city centre (Britomart, Aotea and Karanga-Hape Stations) [to allow for more than 6 storeys].	Height	RTN WC Intensificatio n response
FS85	Raynor McMahon	Oppose	1962.53	Aedifice Property Group	Amend maximum building height to 32.5m within rapid transit walkable catchments within a 10 minute journey to the city centre (Britomart. Aotea, and Karanga-Hape Stations).	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	1962.54	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres.	Height	RTN WC Intensificatio n response
FS85	Raynor McMahon	Oppose	1962.55	Aedifice Property Group	Amend the maximum building height limit to 27m within rapid transit walkable catchments that are a 15 minute journey of the City Centre and are a 5 minute journey from Metropolitan Centres [to allow for more than 6 storeys].	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	1962.56	Aedifice Property Group	[Inferred: Rezone all properties to] THAB within a 1200m walking catchment of all rapid transit stations.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	1962.57	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Akoranga].	Walkable Catchments	WC RTN Akoranga
FS85	Raynor McMahon	Oppose	1962.58	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.59	Aedifice Property Group	Amend activities H6.4.1(A14) and H6.4.1(A15) to allow retail (including but not limited to dairies, restaurants and cafes) up to 100m2 GFA as a permitted activity, where these are located within walking catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	1962.60	Aedifice Property Group	Amend special information requirement (D15.9) to apply to applications for discretionary or non-complying activities only.	Qualifying Matters Other	Ridgeline Protection (D15)
FS85	Raynor McMahon	Oppose	1962.61	Aedifice Property Group	Delete all new activities and standards [such as Minor Dwelling and Home Occupation] in Chapter D18 [Special Character Area] carried over from the Single House zone.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1962.62	Aedifice Property Group	Retain the operative standard D18.6.1.3 Yards.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1962.63	Aedifice Property Group	Add more historic heritage areas as a QM to allow best examples of Auckland's heritage to be retained	Qualifying Matters A-I	Historic Heritage (D17)
FS85	Raynor McMahon	Oppose	1962.64	Aedifice Property Group	Amend underlying zone subject to SCAR and SCAB overlays to allow for intensification [if the SCAR and SCAB overlay areas are retained].	Urban Environment	Larger rezoning proposal

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FS85	Raynor McMahon	Oppose	1962.65	Aedifice Property Group	Amend underlying zone subject to SCAR overlays to allow for intensification [if the SCAR overlay areas are retained].	Qualifying Matters - Special Character	Special Character Residential - general or non-specific
FS85	Raynor McMahon	Oppose	1962.66	Aedifice Property Group	Amend underlying zone subject to SCAB overlays to allow for intensification [if the SCAB overlay areas are retained].	Qualifying Matters - Special Character	Special Character Business - general or non-specific
FS85	Raynor McMahon	Oppose	1962.67	Aedifice Property Group	Amend H6.6.21 [infer H6.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.68	Aedifice Property Group	Amend H6.8.2 [infer H5.8.2] to reflect consequential amendments requested as part of the submission [refer to page 26 of submission for details].	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	1962.69	Aedifice Property Group	Delete H3A.2(5), H3A.2(6), H3A.2(7), H3A.2(8), H3A.2(9), H3A.2(10), H3A.2(11) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.70	Aedifice Property Group	Delete H3A.3(8), H3A.3(9), H3A.3(10), H3A.3(11), H3A.3(12), H3A.3(13), H3A.3(14), H3A.3(15), H3A.3(16), H3A.3(17) [if LDR is retained].	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.71	Aedifice Property Group	Amend H6.6.11(6) [infer H5.6.12] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.72	Aedifice Property Group	Delete activity H3A.4.1(A4) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.73	Aedifice Property Group	Delete activity H3A.4.1(A5) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.74	Aedifice Property Group	Delete activity H3A.4.1(A6) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

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FS85	Raynor McMahon	Oppose	1962.75	Aedifice Property Group	Delete activity H3A.4.1(A7) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.76	Aedifice Property Group	Delete activity H3A.4.1(A8) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.77	Aedifice Property Group	Delete activity H3A.4.1(A9) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.78	Aedifice Property Group	Delete activity H3A.4.1 (A10) [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.79	Aedifice Property Group	Delete H3A.5(4) Notification [if LDR is retained].	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.80	Aedifice Property Group	Delete standard H3A.6.1 [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.81	Aedifice Property Group	Delete standard H3A.6.4 Dwellings within the Infrastructure - Combined Wastewater Network Control as identified in the planning maps [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.82	Aedifice Property Group	Delete standard H3A.6.5 Dwellings within the Infrastructure - Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.83	Aedifice Property Group	Delete standard H3A.6.6 Additions to buildings structures existing at 30 September 2013 in the ONC, HNC, ONL overlays [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

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FS85	Raynor McMahon	Oppose	1962.84	Aedifice Property Group	Delete standard H3A.6.7(2) Building height [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.85	Aedifice Property Group	Delete standard H3A.6.10(2) Maximum impervious area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.86	Aedifice Property Group	Delete standard H3A.6.11(2), H3A.6.11(3), H3A.6.11(4) Building coverage [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.87	Aedifice Property Group	Delete standard H3A.6.12(3) Landscaped area [if LDR is retained].	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	1962.88	Aedifice Property Group	Approve Objective H5.2(1A).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.89	Aedifice Property Group	Approve Objective H5.2(1B).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.90	Aedifice Property Group	Amend Objective H5.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents and (b) to adjoining sites; and (c) to the street.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.91	Aedifice Property Group	Approve Objective H5.2(6).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.92	Aedifice Property Group	Amend Objective H5.2(7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.93	Aedifice Property Group	Approve Objective H5.2(8).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.94	Aedifice Property Group	Delete Objective H5.2(9).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1962.95	Aedifice Property Group	Amend Policy H5.3(6A) as follows: '(a) maintaining Achieving a suitable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;…(e)minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring encouraging development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.96	Aedifice Property Group	Amend Policy H5.3(14) as follows: 'Require development of four or more dwelling per site to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.97	Aedifice Property Group	Delete Policy H5.3(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.98	Aedifice Property Group	Delete Policy H5.3(16).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	1962.99	Aedifice Property Group	Delete Activity H.6.4.1(A2A).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.100	Aedifice Property Group	Delete activity H.6.4.1(A2B).[infer means H5.4.1].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.101	Aedifice Property Group	Amend activity H.5.4.1 (A3) to MDRS matters only.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.102	Aedifice Property Group	Delete activity H5.4.1(A14A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.103	Aedifice Property Group	Delete activity H5.4.1(A14B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.104	Aedifice Property Group	Delete activity H5.4.1 (A14C)	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.105	Aedifice Property Group	Retain H.5.4.1(A30) and (A30A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.106	Aedifice Property Group	Retain H.5.4.1(A31) and (A31A) as one activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.107	Aedifice Property Group	Delete activity H5.4.1(A33).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.108	Aedifice Property Group	Delete activity H5.4.1(A33A).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS85	Raynor McMahon	Oppose	1962.109	Aedifice Property Group	Delete activity H.5.4.1 (A32B).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.110	Aedifice Property Group	Amend H5.5(5) as follows: '...(i) Standard H5.6.4 Building height; (ii) Standard H5.6.5 Height in relation to boundary; (iii) Standard H5.6.8(1) Yards; (iv) Standard H5.6.9 Maximum impervious area; (v) Standard H5.6.10 Building coverage; (vi) Standard H5.6.11 (5), (6) and (7) Landscaped area; (vii) Standard H5.6.12 (1) – (9) Outlook space; (viii) Standard H5.6.13 Daylight; (ix) Standard H5.6.14(1) – (4) Outdoor living space; (x) Standard H5.6.15 Front, side and rear fences and walls; (xi) Standard H5.6.16 Minimum dwelling size; (xii) Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; (xiii) Standard H5.6.19 Deep soil area and canopy tree; (xiv) Standard H5.6.20 Safety and privacy buffer from private vehicle and pedestrian accessways (xv) Standard H5.6.21 Residential waste management.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	1962.111	Aedifice Property Group	Delete standard H5.6.3A Number of dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.112	Aedifice Property Group	Delete standard H5.6.3B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.113	Aedifice Property Group	Delete standard H5.6.3.C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.114	Aedifice Property Group	Retain H5.6.5(2)(b) Height in relation to boundary.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.115	Aedifice Property Group	Delete standard H5.6.20 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.116	Aedifice Property Group	Delete H5.6.10(2) Building Coverage.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.117	Aedifice Property Group	Amend standard H6.6.12 [infer means H5.6.11] Landscaped Area to amalgamate H5.6.11(3) and H5.6.11(4) with H5.6.11(5), H5.6.1(6) and H5.6.11(7) and deleting the headings relating to the number of dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.118	Aedifice Property Group	Delete H5.6.12(1), H5.6.12(2), H5.6.12(3), H5.6.12(4), H5.6.12(5), H5.6.12(6), H5.6.12(7), H5.6.12(8), H5.6.12(9) so that all outlook space is applied under H5.6.12(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.119	Aedifice Property Group	Delete standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.120	Aedifice Property Group	Delete H5.6.14(1), H5.6.14(2), H5.6.14(3), H5.6.14(4) so that all outdoor living space is applied under H5.6.14(A1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.121	Aedifice Property Group	Amend standard H6.6.19(2) [infer means H5.6.18] as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	1962.122	Aedifice Property Group	Delete standard H6.6.21 [infers means H5.6.20] Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.123	Aedifice Property Group	Approve standard H6.6.22 (1)(b) [infer means H5.6.21(1)(b)] Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	1962.124	Aedifice Property Group	Approve Objective H6.2(1A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.125	Aedifice Property Group	Amend Objective H6.2(3) as follows: 'Development provides high-quality amenity: (a) on-site residential amenity for residents; (b) to adjoining sites; and (c) to the street.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.126	Aedifice Property Group	Approve Objective H6.2 (5).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.127	Aedifice Property Group	Amend Objective H6.2 (6) as follows: 'Development does not adversely affect the environmental values of adjoining water bodies including riparian, lakeside and coastal protection areas and does not nor increase the impact from their potential natural hazard risks.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.128	Aedifice Property Group	Amend Objective H6.2 (7) as follows: 'Development is enabled where it can be serviced by the water supply, wastewater and stormwater networks to manage adverse effects.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.129	Aedifice Property Group	Amend Objective H6.2 (8) as follows: 'Enable safer pedestrian movements within the immediate locality of from higher density developments to ensure ease of pedestrian movement within the immediate locality, including to the rapid transport stops.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.130	Aedifice Property Group	Delete Objective H6.2(9).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.131	Aedifice Property Group	Amend Policy H6.3(A4) as follows: delete from part (e) '… and private accessways.', delete from part (f) '…the maximum..', and amend part (g) as follows: 'requiring encouraging development to reduce the urban heat island effect on development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and...'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.132	Aedifice Property Group	Amend Policy H6.3(14) as follows: 'Require development to contribute to a safety improvements of the immediate urban road environment, in particular where to achieve pedestrian connectivity is provided to public transport.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	1962.133	Aedifice Property Group	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS85	Raynor McMahon	Oppose	1962.134	Aedifice Property Group	Delete activity H.6.4.1(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.135	Aedifice Property Group	Delete activity H.6.4.1(A2B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.136	Aedifice Property Group	Approve activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.137	Aedifice Property Group	Delete activity H.6.4.1(A3B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.138	Aedifice Property Group	Delete activity H6.4.1(A3C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.139	Aedifice Property Group	Amend activity H6.4.1 (A14) status to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.140	Aedifice Property Group	Amend activity H.6.4.1(A14) from 'dairies' to 'retail'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.141	Aedifice Property Group	Delete H6.5(6) Notification.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.142	Aedifice Property Group	Amend activity H6.4.1 (A15) status [infer small food and beverage] to permitted where located within a walkable catchment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.143	Aedifice Property Group	Amend H6.6.12(e)[2] as follows: 'Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with the Landscaped area and the Safety and privacy buffer.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.144	Aedifice Property Group	Retain H.6.4.1(A31) and (A31A) as one permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	1962.145	Aedifice Property Group	Retain H.6.4.1(A32) and (A32A) as one activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.146	Aedifice Property Group	Delete activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.147	Aedifice Property Group	Delete activity H6.4.1(A33A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.148	Aedifice Property Group	Delete activity H6.4.1 (A33B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.149	Aedifice Property Group	Amend H6.5 (5) Notification as follows: '(a) Standards that apply across the zone: (i) Standard H6.6.9 Yards (ii) Standard H6.6.10 Maximum impervious area; (iii) Standard H6.6.11 Building coverage (iv) Standard H6.6.12(1) - (3) Landscaped area; (v) Standard H6.6.13(1) – (9) Outlook space; (vi) Standard H6.6.14 Daylight; (vii) Standard H6.6.15(1) – (4) Outdoor living space; (viii) Standard H6.6.16 Front, side and rear fences and walls; (ix) Standard H6.6.17 Minimum dwelling size; (x) Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; (xi) Standard H6.6.20 Deep soil area and canopy tree; (xii) Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; (xiii) Standard H6.6.22. Residential waste management.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	1962.150	Aedifice Property Group	Delete standard H6.6.4B Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.151	Aedifice Property Group	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.152	Aedifice Property Group	Delete standard H6.6.5(1)(a) Building height.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.153	Aedifice Property Group	Retain H6.6.5(2)(b) Height in relation to boundary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.154	Aedifice Property Group	Delete standard H6.6.10 Maximum impervious area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	1962.155	Aedifice Property Group	Delete H6.6.11(2) Building Coverage.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.156	Aedifice Property Group	Amend standard H6.6.12 Landscaped Area by amalgamating parts H6.6.12(A1) with H6.6.12(1) and deleting headings relating to the number of dwellings.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.157	Aedifice Property Group	Delete H6.6.13(1), H6.6.13(2), H6.6.13(3), H6.6.13(4), H6.6.13(5), H6.6.13(6), H6.6.13(7), H6.6.13(8), H6.6.13(9) so all outlook space is applied under H6.6.13(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.158	Aedifice Property Group	Delete standard H6.6.14 Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.159	Aedifice Property Group	Delete H6.6.15(1), H6.6.15(2), H6.6.15(3), H6.6.15(4) so all outlook [outdoor] living space is applied under H6.6.15(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.160	Aedifice Property Group	Amend standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways as follows: 'Any dwelling, integrated residential development, supported residential care, boarding house. And visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.161	Aedifice Property Group	Delete standard H6.6.20 Deep Soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.162	Aedifice Property Group	Delete standard H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.163	Aedifice Property Group	Approve standard H6.6.22 (1)(b) Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.164	Aedifice Property Group	Amend the definition of canopy tree as follows: 'A tree that that has a minimum mature height of 8 metres 4 metres and canopy diameter of 6 metres 3 metres [to be achieved at maturity].'	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1962.165	Aedifice Property Group	Amend the definition of 'deep soil area' as follows: ' A vegetated or mulched area…. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring. Deep soil ….. Artificial grass and pavers are excluded from the deep soil area.'	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1962.166	Aedifice Property Group	Amend the definition of 'dwelling' as follows: 'Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen...Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.' or amend definition to only read as follows: 'Includes a residential unit which has the same meaning as in section 2 of the Resource Management Act 1991.'	Plan making and procedural	Definitions

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FS85	Raynor McMahon	Oppose	1962.167	Aedifice Property Group	Retain operative definition of 'Landscaped area'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1962.168	Aedifice Property Group	Approve the definition of 'relevant residential zone'.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1962.169	Aedifice Property Group	Amend the definition of 'servicing area' as follows: 'The area used to accommodate facilities necessary for the day to day needs of occupants, including:… heat pumps or air conditioning external units… Servicing facilities exclude:… external gas heaters boxes, heat pump or air conditioning external units; fibre internet boxes...'	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1962.170	Aedifice Property Group	No decision requested re the definition of 'urban heat island' .	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	1962.171	Aedifice Property Group	Delete LDR and rezone [all properties subject to the LDR] to Single House (where outside of a relevant residential environment) or otherwise upzone to MHU or THAB .	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	1962.172	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Albany].	Walkable Catchments	WC RTN Albany
FS85	Raynor McMahon	Oppose	1962.173	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Avondale].	Walkable Catchments	WC RTN Avondale
FS85	Raynor McMahon	Oppose	1962.174	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Baldwin Ave].	Walkable Catchments	WC RTN Baldwin Ave
FS85	Raynor McMahon	Oppose	1962.175	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Constellation].	Walkable Catchments	WC RTN Constellation
FS85	Raynor McMahon	Oppose	1962.176	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Drury Central].	Walkable Catchments	WC RTN Drury Central
FS85	Raynor McMahon	Oppose	1962.177	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ellerslie].	Walkable Catchments	WC RTN Ellerslie
FS85	Raynor McMahon	Oppose	1962.178	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Fruitvale Road].	Walkable Catchments	WC RTN Fruitvale Rd
FS85	Raynor McMahon	Oppose	1962.179	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Eden].	Walkable Catchments	WC RTN Glen Eden
FS85	Raynor McMahon	Oppose	1962.180	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Glen Innes].	Walkable Catchments	WC RTN Glen Innes
FS85	Raynor McMahon	Oppose	1962.181	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Grafton].	Walkable Catchments	WC RTN Grafton
FS85	Raynor McMahon	Oppose	1962.182	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Greenlane].	Walkable Catchments	WC RTN Greenlane
FS85	Raynor McMahon	Oppose	1962.183	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Henderson].	Walkable Catchments	WC RTN Henderson
FS85	Raynor McMahon	Oppose	1962.184	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Homai].	Walkable Catchments	WC RTN Homai
FS85	Raynor McMahon	Oppose	1962.185	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Kingsland].	Walkable Catchments	WC RTN Kingsland
FS85	Raynor McMahon	Oppose	1962.186	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manukau].	Walkable Catchments	WC RTN Manukau
FS85	Raynor McMahon	Oppose	1962.187	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Manurewa].	Walkable Catchments	WC RTN Manurewa

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FS85	Raynor McMahon	Oppose	1962.188	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Meadowbank].	Walkable Catchments	WC RTN Meadowbank
FS85	Raynor McMahon	Oppose	1962.189	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Middlemore].	Walkable Catchments	WC RTN Middlemore
FS85	Raynor McMahon	Oppose	1962.190	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Morningside].	Walkable Catchments	WC RTN Morningside
FS85	Raynor McMahon	Oppose	1962.191	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Albert].	Walkable Catchments	WC RTN Mt Albert
FS85	Raynor McMahon	Oppose	1962.192	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Mt Eden].	Walkable Catchments	WC RTN Mt Eden
FS85	Raynor McMahon	Oppose	1962.193	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [New Lynn].	Walkable Catchments	WC RTN New Lynn
FS85	Raynor McMahon	Oppose	1962.194	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Newmarket].	Walkable Catchments	WC RTN Newmarket
FS85	Raynor McMahon	Oppose	1962.195	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōrākei].	Walkable Catchments	WC RTN Ōrākei
FS85	Raynor McMahon	Oppose	1962.196	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Ōtāhuhu].	Walkable Catchments	WC RTN Ōtāhuhu
FS85	Raynor McMahon	Oppose	1962.197	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Paerata].	Walkable Catchments	WC RTN Paerata
FS85	Raynor McMahon	Oppose	1962.198	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pakuranga].	Walkable Catchments	WC RTN Pakuranga
FS85	Raynor McMahon	Oppose	1962.199	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Panmure].	Walkable Catchments	WC RTN Panmure
FS85	Raynor McMahon	Oppose	1962.200	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papakura].	Walkable Catchments	WC RTN Papakura
FS85	Raynor McMahon	Oppose	1962.201	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Papatoetoe].	Walkable Catchments	WC RTN Papatoetoe
FS85	Raynor McMahon	Oppose	1962.202	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Parnell].	Walkable Catchments	WC RTN Parnell
FS85	Raynor McMahon	Oppose	1962.203	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Penrose].	Walkable Catchments	WC RTN Penrose
FS85	Raynor McMahon	Oppose	1962.204	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Puhinui].	Walkable Catchments	WC RTN Puhinui
FS85	Raynor McMahon	Oppose	1962.205	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Pukekohe].	Walkable Catchments	WC RTN Pukekohe
FS85	Raynor McMahon	Oppose	1962.206	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rānui].	Walkable Catchments	WC RTN Rānui
FS85	Raynor McMahon	Oppose	1962.207	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Remuera].	Walkable Catchments	WC RTN Remuera
FS85	Raynor McMahon	Oppose	1962.208	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Rosedale].	Walkable Catchments	WC RTN Rosedale
FS85	Raynor McMahon	Oppose	1962.209	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Smales Farm].	Walkable Catchments	WC RTN Smales Farm

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FS85	Raynor McMahon	Oppose	1962.210	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sturges Rd].	Walkable Catchments	WC RTN Sturges Rd
FS85	Raynor McMahon	Oppose	1962.211	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnynook].	Walkable Catchments	WC RTN Sunnynook
FS85	Raynor McMahon	Oppose	1962.212	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sunnyvale].	Walkable Catchments	WC RTN Sunnyvale
FS85	Raynor McMahon	Oppose	1962.213	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Swanson].	Walkable Catchments	WC RTN Swanson
FS85	Raynor McMahon	Oppose	1962.214	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Sylvia Park].	Walkable Catchments	WC RTN Sylvia Park
FS85	Raynor McMahon	Oppose	1962.215	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Takaanini].	Walkable Catchments	WC RTN Takaanini
FS85	Raynor McMahon	Oppose	1962.216	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Te Mahia].	Walkable Catchments	WC RTN Te Mahia
FS85	Raynor McMahon	Oppose	1962.217	Aedifice Property Group	Provide THAB zoning within a 1200m walking catchment of all rapid transit stations [Future stops].	Walkable Catchments	WC RTN Future stops
FS85	Raynor McMahon	Oppose	1962.218	Aedifice Property Group	Delete the requirement for the deep soil area to be provided in one contiguous area and allow it to be provided within private outdoor living areas under H6.6.20 [if the standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.219	Aedifice Property Group	Amend H6.6.21 to reduce the buffer requirement to 600mm and only require it to be provided when adjacent to the outlook of a habitable room [if standard is retained].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	1962.220	Aedifice Property Group	Amend H6.8.2 to reflect consequential amendments requested as part of the submission [refer to page 34 of submission for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	1992.1	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Residential - provisions
FS85	Raynor McMahon	Oppose	1992.2	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Qualifying Matters - Special Character	Special Character Business - provisions
FS85	Raynor McMahon	Oppose	1992.3	Te Aitutaki Whanau Trust	Delete all references to special character, delete all of D18, delete all overlay maps/schedules/appendices relating to special character.	Schedules and Appendices	Schedule 15 Special Character Schedule, Statements and Maps
FS85	Raynor McMahon	Oppose	2025.1	Greater Auckland	Better align the plan change through hearings process with Councils own strategic direction, especially the Transport Emissions Reduction Pathway work and the Auckland Plan 2050 which proposes a quality compact urban form and strong integration between land use and transport, with growth focused in areas with good travel options.	Plan making and procedural	General

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FS85	Raynor McMahon	Oppose	2025.2	Greater Auckland	Remove the exclusion of the Auckland Light Rail Corridor areas as soon as possible.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2025.3	Greater Auckland	Reconsider the extent of the Special Character Areas Overlay, especially in areas with very good access to public transport and active modes.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	2025.4	Greater Auckland	Delete the 72.5m height control in the City Centre.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	2025.5	Greater Auckland	Amend to a 2400m walkable catchment around the City Centre.	Walkable Catchments	WC City Centre - Extent
FS85	Raynor McMahon	Oppose	2025.6	Greater Auckland	Amend to 1600m walkable catchment around Rapid Transit Stops in the Isthmus.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2025.7	Greater Auckland	Amend to 1600m walkable catchment around Metropolitan Centres in the Isthmus.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS85	Raynor McMahon	Oppose	2025.8	Greater Auckland	Recognise that bus corridors with bus lanes/ transit lanes for most of their length and carry Frequent Transit Network services meet the criteria to be considered 'rapid transit' under the NPS UD.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2025.9	Greater Auckland	Add Great North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.10	Greater Auckland	Add New North Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.11	Greater Auckland	Add Great South Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.12	Greater Auckland	Add Remuera Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.13	Greater Auckland	Add Sandringham Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.14	Greater Auckland	Add Dominion Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.15	Greater Auckland	Add Manukau Road to the list of rapid transit services/stops.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.16	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Eastern Busway which now has a confirmed design.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.17	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Northwest Rapid Transit, which has an interim upgrade underway and appears on Auckland Transport's rapid transit maps.	Walkable Catchments	WC RTN Other

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2025.18	Greater Auckland	Add as a walkable catchment Rapid Transit Stop the Airport to Botany corridor, which has a confirmed design and some funding in the Regional Long Term Plan for interim improvements ahead of a longer-term major investment.	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2025.19	Greater Auckland	Amend approach to determining walkable catchment from a GIS approach to instead using a more flexible and generous approach that reflects the ability for rapid transit station access improvements to be made in the future.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2025.20	Greater Auckland	Amend to provide greater heights for residential zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	2025.21	Greater Auckland	Amend to provide greater heights for business zones in walkable catchments, rather than just a blanket 6 storey height limit. Amend to heights of 8-12 storeys across most of the Isthmus walkable catchments.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	2025.22	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Mixed Housing Urban zone, subject to appropriate development controls.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2025.23	Greater Auckland	Amend the plan change to enable small-scale retail and commercial services to operate as permitted activities in the Terraced Housing and Apartments Building zone, subject to appropriate development controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2025.24	Greater Auckland	Rezone the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Urban Environment	Larger rezoning proposal

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2025.25	Greater Auckland	[Inferred] Reconsider the Special Character Areas Residential overlay for the properties on Hamilton Road and Sentinel Road, Herne Bay where the Special Character Areas Overlay applies to MHU zone (See map in submission). [Infer includes properties: 3 Sentinel Road, 4 Sentinel Road, 5 Sentinel Road, 7 Sentinel Road, 9 Sentinel Road, 9A Sentinel Road, 9B Sentinel Road, 10 Sentinel Road, 11 Sentinel Road, 12 Sentinel Road, 14 Sentinel Road, 15 Sentinel Road, 16 Sentinel Road, 17 Sentinel Road, 18 Sentinel Road, 20 Sentinel Road, 21 Sentinel Road, 22 Sentinel Road, 25 Sentinel Road, 26 Sentinel Road, 27 Sentinel Road, 28 Sentinel Road, 29 Sentinel Road, 31 Sentinel Road, 32 Sentinel Road, 33 Sentinel Road, 35 Sentinel Road, 35A Sentinel Road, 36 Sentinel Road, 37 Sentinel Road, 37A Sentinel Road, 37B Sentinel Road, 38 Sentinel Road, 39 Sentinel Road, 40 Sentinel Road, 41 Sentinel Road, 42 Sentinel Road, 43 Sentinel Road, 44 Sentinel Road, 45 Sentinel Road, 46 Sentinel Road, 47 Sentinel Road, 48 Sentinel Road, 49 Sentinel Road, 50 Sentinel Road, 52 Sentinel Road, 53 Sentinel Road, 53B Sentinel Road, 54 Sentinel Road, 55 Sentinel Road, 56 Sentinel Road, 57 Sentinel Road, 59 Sentinel Road, Herne Bay and 46 Sarsfield Street, 48 Sarsfield Street, 50 Sarsfield Street, 54 Sarsfield Street, 56 Sarsfield Street, 1/58 Sarsfield Street, 2/58 Sarsfield Street, 3/58 Sarsfield Street, 60 Sarsfield Street, 62 Sarsfield Street, 64 Sarsfield Street, 66 Sarsfield Street, 66A Sarsfield Street, 68 Sarsfield Street, 70 Sarsfield Street, 72 Sarsfield Street, 74 Sarsfield Street, 76 Sarsfield Street, 78 Sarsfield Street, 80 Sarsfield Street, Herne Bay and 3 Hamilton Road, 11 Hamilton Road, 12 Hamilton Road, 14 Hamilton Road, 15 Hamilton Road, 16 Hamilton Road, 17 Hamilton Road, 18 Hamilton Road, 19 Hamilton Road, 20 Hamilton Road, 21 Hamilton Road, 1/21 Hamilton Road, 2/21 Hamilton Road 3/21 Hamilton Road, 22 Hamilton Road, 23 Hamilton Road, 23A Hamilton Road, 23B Hamilton Road, 24 Hamilton Road, 24A Hamilton Road, 26 Hamilton Road, 27 Hamilton Road, 28 Hamilton Road, 29 Hamilton Road, 29A Hamilton Road, 29B Hamilton Road, 29C Hamilton Road, 30 Hamilton Road, 31 Hamilton Road, 32 Hamilton Road, 33 Hamilton Road, 34 Hamilton Road, 36A Hamilton Road, 36B Hamilton Road, 38 Hamilton Road, 39 Hamilton Road, 40 Hamilton Road, 40A Hamilton Road, 41 Hamilton Road, 42 Hamilton Road, 43 Hamilton Road, 44 Hamilton Road, 45 Hamilton Road, 46 Hamilton Road, 47 Hamilton Road, 47A Hamilton Road, 48 Hamilton Road, 49A Hamilton Road, 2/49 Hamilton Road, 50 Hamilton Road, 51 Hamilton Road, 52 Hamilton Road, 53 Hamilton Road, 54 Hamilton Road, 56 Hamilton Road, 57 Hamilton Road, 58 Hamilton Road, 59 Hamilton Road, 60 Hamilton Road, Herne Bay.]	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	2025.26	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2025.27	Greater Auckland	Rezone areas east of Shelly Beach Road, Herne Bay from Mixed Housing Suburban to THAB due to proximity to the city centre and pedestrian connectivity improvements would bring them within walkable catchments. (See map in submission).[Infer includes properties along Shelly Beach Road, Ring Terrace, Amiria Street, Percival Parade, HAckett Street, Vine Street and Swift Ave, Ponsonby.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	2025.28	Greater Auckland	Rezone Ivanhoe Road, Western Springs and surrounding area from Mixed Housing Urban to THAB zone due to proximity to high quality public transport and planning rapid transit corridor along SH16. (See map in submission).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2025.29	Greater Auckland	Remove the Special Character Areas Overlay near the Grey Lynn shops (e.g. Dryden Street, Grey Lynn) due to proximity to high quality transport outweighing character.	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2025.30	Greater Auckland	Rezone areas of Segar Avenue, Tasman Avenue, Sutherland Road and Fontenoy Street, Mount Albert from Mixed Housing Urban to THAB Zone to reflect potential for pedestrian improvements across SH16 in future and very high-quality public transport along Carrington Road. (See map in submission).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2025.31	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	2025.32	Greater Auckland	Remove Special Character Areas around Baldwin Avenue train station, in Mount Albert as the proximity of these locations to rapid transit outweighs the small fragmented character they may have. (See map in submission) and rezone to an approriate zone [infer THAB zone].	Urban Environment	Single or small area rezoning proposal
FS85	Raynor McMahon	Oppose	2025.33	Greater Auckland	Rezone the random and patchy areas of Mixed Housing Urban (e.g. Lillington Road and Wairakei Street, Remuera and Clonbern Road, Greenlane) to THAB Zone as Auckland Transport are already investigating ways to improve access to train stations such as Greenlane and Remuera, which would bring these areas within the walkable catchments of those stations. (See map in submission).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2025.34	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2025.35	Greater Auckland	Remove the Low Density Residential Zone and Special Character Areas Overlay from areas around Ellerslie train station as proximity to rapid transit and frequent public transport service outweighs any character this very isolated area of Special Character Overlay may have.[Inferred as area around Main Highway, Findlay Street, Hewson Street, Cawley Street, Ellerslie]. (See map in submission).	Qualifying Matters - Special Character	Special Character Residential - remove property/area from SCAR
FS85	Raynor McMahon	Oppose	2025.36	Greater Auckland	Rezone the Ellerslie - Panmure Highway from Mixed Housing Urban to THAB Zone as it is a planned and funded rapid transit corridor that will meet the NPS UD definition of rapid transit. (See map in submission).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2025.37	Greater Auckland	Rezone the Eastern Busway Corridor - Ti Rakau Drive to THAB Zone where it currently Mixed Housing Urban as project now confirmed and funded as rapid transit project. (See map in submission).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2025.38	Greater Auckland	Rezone the Airport to Botany Corridor - Ti Irirangi Drive to THAB Zone as meets the criteria for being a planned rapid transit corridor. Project design is now well advanced and station locations confirmed. (See map in submission).	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2036.1	Evans Randall Investors Ltd	Reject plan change as not consistent with the NPS UD or MDRS.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2036.2	Evans Randall Investors Ltd	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2036.3	Evans Randall Investors Ltd	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS85	Raynor McMahon	Oppose	2036.4	Evans Randall Investors Ltd	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2036.5	Evans Randall Investors Ltd	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2036.6	Evans Randall Investors Ltd	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2036.7	Evans Randall Investors Ltd	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	2036.8	Evans Randall Investors Ltd	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS85	Raynor McMahon	Oppose	2036.9	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2036.10	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	2036.11	Evans Randall Investors Ltd	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS85	Raynor McMahon	Oppose	2036.12	Evans Randall Investors Ltd	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2036.13	Evans Randall Investors Ltd	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2036.14	Evans Randall Investors Ltd	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.15	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.16	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.17	Evans Randall Investors Ltd	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.18	Evans Randall Investors Ltd	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.19	Evans Randall Investors Ltd	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.20	Evans Randall Investors Ltd	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.21	Evans Randall Investors Ltd	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.22	Evans Randall Investors Ltd	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.23	Evans Randall Investors Ltd	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2036.24	Evans Randall Investors Ltd	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2036.25	Evans Randall Investors Ltd	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2036.26	Evans Randall Investors Ltd	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2036.27	Evans Randall Investors Ltd	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2036.28	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2036.29	Evans Randall Investors Ltd	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2036.30	Evans Randall Investors Ltd	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2036.31	Evans Randall Investors Ltd	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2036.32	Evans Randall Investors Ltd	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.33	Evans Randall Investors Ltd	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.34	Evans Randall Investors Ltd	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.35	Evans Randall Investors Ltd	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.36	Evans Randall Investors Ltd	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.37	Evans Randall Investors Ltd	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.38	Evans Randall Investors Ltd	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.39	Evans Randall Investors Ltd	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.40	Evans Randall Investors Ltd	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.41	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.42	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2036.43	Evans Randall Investors Ltd	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.44	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.45	Evans Randall Investors Ltd	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.46	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.47	Evans Randall Investors Ltd	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.48	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.49	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.50	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.51	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.52	Evans Randall Investors Ltd	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.53	Evans Randall Investors Ltd	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2036.54	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.55	Evans Randall Investors Ltd	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.56	Evans Randall Investors Ltd	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.57	Evans Randall Investors Ltd	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2036.58	Evans Randall Investors Ltd	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.59	Evans Randall Investors Ltd	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.60	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.61	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.62	Evans Randall Investors Ltd	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.63	Evans Randall Investors Ltd	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.64	Evans Randall Investors Ltd	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.65	Evans Randall Investors Ltd	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.66	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.67	Evans Randall Investors Ltd	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.68	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.69	Evans Randall Investors Ltd	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.70	Evans Randall Investors Ltd	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.71	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.72	Evans Randall Investors Ltd	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2036.73	Evans Randall Investors Ltd	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.74	Evans Randall Investors Ltd	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.75	Evans Randall Investors Ltd	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2036.76	Evans Randall Investors Ltd	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.77	Evans Randall Investors Ltd	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.78	Evans Randall Investors Ltd	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.79	Evans Randall Investors Ltd	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.80	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.81	Evans Randall Investors Ltd	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.82	Evans Randall Investors Ltd	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.83	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.84	Evans Randall Investors Ltd	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS85	Raynor McMahon	Oppose	2036.85	Evans Randall Investors Ltd	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.86	Evans Randall Investors Ltd	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.87	Evans Randall Investors Ltd	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.88	Evans Randall Investors Ltd	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.89	Evans Randall Investors Ltd	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.90	Evans Randall Investors Ltd	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.91	Evans Randall Investors Ltd	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.92	Evans Randall Investors Ltd	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.93	Evans Randall Investors Ltd	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.94	Evans Randall Investors Ltd	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2036.95	Evans Randall Investors Ltd	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS85	Raynor McMahon	Oppose	2036.96	Evans Randall Investors Ltd	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2036.97	Evans Randall Investors Ltd	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2036.98	Evans Randall Investors Ltd	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2036.99	Evans Randall Investors Ltd	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.100	Evans Randall Investors Ltd	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.101	Evans Randall Investors Ltd	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.102	Evans Randall Investors Ltd	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.103	Evans Randall Investors Ltd	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.104	Evans Randall Investors Ltd	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.105	Evans Randall Investors Ltd	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	2036.106	Evans Randall Investors Ltd	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.107	Evans Randall Investors Ltd	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.108	Evans Randall Investors Ltd	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.109	Evans Randall Investors Ltd	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.110	Evans Randall Investors Ltd	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.111	Evans Randall Investors Ltd	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.112	Evans Randall Investors Ltd	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.113	Evans Randall Investors Ltd	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2036.114	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.115	Evans Randall Investors Ltd	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.116	Evans Randall Investors Ltd	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2036.117	Evans Randall Investors Ltd	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.118	Evans Randall Investors Ltd	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.119	Evans Randall Investors Ltd	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.120	Evans Randall Investors Ltd	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.121	Evans Randall Investors Ltd	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.122	Evans Randall Investors Ltd	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.123	Evans Randall Investors Ltd	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.124	Evans Randall Investors Ltd	Amend the proposed new assessment criteria H6.8.2.(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.125	Evans Randall Investors Ltd	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.126	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.127	Evans Randall Investors Ltd	Delete within H6.8.2 (15)(f) assessment criteria reference to 'attractive'. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2036.128	Evans Randall Investors Ltd	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.129	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.130	Evans Randall Investors Ltd	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.131	Evans Randall Investors Ltd	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.132	Evans Randall Investors Ltd	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.133	Evans Randall Investors Ltd	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.134	Evans Randall Investors Ltd	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.135	Evans Randall Investors Ltd	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2036.136	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.137	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS85	Raynor McMahon	Oppose	2036.138	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.139	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.140	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.141	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.142	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.143	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.144	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS85	Raynor McMahon	Oppose	2036.145	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.146	Evans Randall Investors Ltd	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2036.147	Evans Randall Investors Ltd	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	2036.148	Evans Randall Investors Ltd	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	2036.149	Evans Randall Investors Ltd	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	2036.150	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	2036.151	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2036.152	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2036.153	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2036.154	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2036.155	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions

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FS85	Raynor McMahon	Oppose	2036.156	Evans Randall Investors Ltd	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS85	Raynor McMahon	Oppose	2036.157	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2036.158	Evans Randall Investors Ltd	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	2036.159	Evans Randall Investors Ltd	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	2036.160	Evans Randall Investors Ltd	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2036.161	Evans Randall Investors Ltd	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2036.162	Evans Randall Investors Ltd	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2036.163	Evans Randall Investors Ltd	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	2036.164	Evans Randall Investors Ltd	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2036.165	Evans Randall Investors Ltd	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	2036.166	Evans Randall Investors Ltd	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2040.1	Mike Greer Developments	Approve C1.6A Overlay and precinct rules as the revised wording proposed by the plan change clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)

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FS85	Raynor McMahon	Oppose	2040.2	Mike Greer Developments	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2040.3	Mike Greer Developments	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2040.4	Mike Greer Developments	Amend in G2. RUB and Walkable Catchments the explanation for walkable catchments to note that in some cases, there may be sites located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to context, and ability to provide additional housing choice in an area well served by a range of amenities, including public transport....(Refer to submission for full details).	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	2040.5	Mike Greer Developments	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centre - Albany: Extent of catchment
FS85	Raynor McMahon	Oppose	2040.6	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2040.7	Mike Greer Developments	Rezone all Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	2040.8	Mike Greer Developments	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS85	Raynor McMahon	Oppose	2040.9	Mike Greer Developments	Rezone all flood plains identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2040.10	Mike Greer Developments	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.11	Mike Greer Developments	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.12	Mike Greer Developments	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.13	Mike Greer Developments	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS85	Raynor McMahon	Oppose	2040.14	Mike Greer Developments	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.15	Mike Greer Developments	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.16	Mike Greer Developments	Amend in Policies H5.3. the text of Policy 6A as will not be efficient or effective in achieving the outcomes sought by MDRS standards. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.17	Mike Greer Developments	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.18	Mike Greer Developments	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.19	Mike Greer Developments	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.20	Mike Greer Developments	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2040.21	Mike Greer Developments	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2040.22	Mike Greer Developments	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2040.23	Mike Greer Developments	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2040.24	Mike Greer Developments	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2040.25	Mike Greer Developments	Delete standards not identified within the MDRS in A4 within H5.4 Activity table - four or more dwellings per site.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2040.26	Mike Greer Developments	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2040.27	Mike Greer Developments	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

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FS85	Raynor McMahon	Oppose	2040.28	Mike Greer Developments	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2040.29	Mike Greer Developments	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.30	Mike Greer Developments	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.31	Mike Greer Developments	Delete H5.6.5. Height in relation to boundary wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.32	Mike Greer Developments	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.33	Mike Greer Developments	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.34	Mike Greer Developments	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.35	Mike Greer Developments	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.36	Mike Greer Developments	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.37	Mike Greer Developments	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a Significant Ecological Area already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.38	Mike Greer Developments	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.39	Mike Greer Developments	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.40	Mike Greer Developments	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.41	Mike Greer Developments	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.42	Mike Greer Developments	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements. Responsibility for wider open space responsibility of Council, not developers. Specific open space development contribution already applicable for each dwelling.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	2040.43	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.44	Mike Greer Developments	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.45	Mike Greer Developments	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.46	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.47	Mike Greer Developments	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.48	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.49	Mike Greer Developments	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard. Amend assessment criteria as required.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.50	Mike Greer Developments	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2040.51	Mike Greer Developments	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.52	Mike Greer Developments	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.53	Mike Greer Developments	Delete the new proposed assessment criteria in H5.8.1 Assessment – restricted discretionary activities relating to deep soil within B, the introduction of interfaces with identified Special Character Areas or Scheduled Historic Heritage Places. As well as references to wider upgrades of the adjacent road network under (d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.54	Mike Greer Developments	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - Matters of discretion as the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.55	Mike Greer Developments	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.56	Mike Greer Developments	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.57	Mike Greer Developments	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places..	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2040.58	Mike Greer Developments	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.59	Mike Greer Developments	Amend new proposed assessment criteria within H5.8.2 (4) in relation to visual dominance to recognise that consideration of the effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.60	Mike Greer Developments	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.61	Mike Greer Developments	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.62	Mike Greer Developments	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.63	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15) in relation to outdoor living space references to 'communal open spaces' and 'attractive'. Refer to full submission for details.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.64	Mike Greer Developments	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.65	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.66	Mike Greer Developments	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.67	Mike Greer Developments	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.68	Mike Greer Developments	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.69	Mike Greer Developments	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.70	Mike Greer Developments	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.71	Mike Greer Developments	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2040.72	Mike Greer Developments	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2040.73	Mike Greer Developments	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.74	Mike Greer Developments	Amend objective H6.2(A1)(ii) and introduce a new (iii). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.75	Mike Greer Developments	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.76	Mike Greer Developments	Amend objective H6.2(2) to recognise in some cases there may still be sites outside the walkable catchments suitable for intensification and building height. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.77	Mike Greer Developments	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.78	Mike Greer Developments	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.79	Mike Greer Developments	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.80	Mike Greer Developments	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.81	Mike Greer Developments	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.82	Mike Greer Developments	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.83	Mike Greer Developments	Add additional wording to policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS85	Raynor McMahon	Oppose	2040.84	Mike Greer Developments	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.85	Mike Greer Developments	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.86	Mike Greer Developments	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.87	Mike Greer Developments	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.88	Mike Greer Developments	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare. Any wording should be similar to that already identified in the existing Assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.89	Mike Greer Developments	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.90	Mike Greer Developments	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect. The level of service within the existing road reserve is the responsibility of Auckland Transport. The development contributions already include a component for local transport upgrades	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.91	Mike Greer Developments	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2040.92	Mike Greer Developments	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2040.93	Mike Greer Developments	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2040.94	Mike Greer Developments	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS85	Raynor McMahon	Oppose	2040.95	Mike Greer Developments	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2040.96	Mike Greer Developments	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.97	Mike Greer Developments	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.98	Mike Greer Developments	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.99	Mike Greer Developments	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.10 0	Mike Greer Developments	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.10 1	Mike Greer Developments	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.10 2	Mike Greer Developments	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.10 3	Mike Greer Developments	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.10 4	Mike Greer Developments	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	2040.105	Mike Greer Developments	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.106	Mike Greer Developments	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.107	Mike Greer Developments	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording. Any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.108	Mike Greer Developments	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.109	Mike Greer Developments	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.110	Mike Greer Developments	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2040.111	Mike Greer Developments	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.112	Mike Greer Developments	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.113	Mike Greer Developments	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.114	Mike Greer Developments	Delete the proposed new assessment criteria within H6.8.(2) in relation to: deep soil within (ia)B. Delete the introduction of interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d). There are already matters for pedestrian access under (2)(iii) and the development contributions already include a component for local transport upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.115	Mike Greer Developments	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2040.116	Mike Greer Developments	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.117	Mike Greer Developments	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.118	Mike Greer Developments	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) as use of quality, durable and easily maintainable materials is a matter for the Building Act. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.119	Mike Greer Developments	Delete within H6.8.2.(3) assessment criteria references to: deep soil and communal open space in 3(g); references to the need for wider upgrades of the adjacent road network under (l). Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.120	Mike Greer Developments	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to 'additional' and 'above the zone standards' as consideration of effect of the proposed height on the surrounding and neighbouring development should only be required in terms of additional height over and above the zone standard. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.121	Mike Greer Developments	Amend the proposed new assessment criteria H6.8.2..(6) to refer to additional height in relation to boundary infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.122	Mike Greer Developments	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.123	Mike Greer Developments	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'and 'attractive' Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.124	Mike Greer Developments	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.125	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.126	Mike Greer Developments	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways. Not a method retained in MDRS and would be better placed as assessment criteria rather than as standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2040.127	Mike Greer Developments	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.128	Mike Greer Developments	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.129	Mike Greer Developments	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12 Landscape area as Chapter C1.2.(1)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.130	Mike Greer Developments	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension as not a method retained in the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.131	Mike Greer Developments	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2040.132	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.133	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.134	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.135	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS85	Raynor McMahon	Oppose	2040.136	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.137	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.138	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.139	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.140	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.141	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2040.142	Mike Greer Developments	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2040.143	Mike Greer Developments	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	2040.144	Mike Greer Developments	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	2040.145	Mike Greer Developments	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	2040.146	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.).	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	2040.147	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2040.148	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2040.149	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2040.150	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2040.151	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2040.152	Mike Greer Developments	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS85	Raynor McMahon	Oppose	2040.153	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2040.154	Mike Greer Developments	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	2040.155	Mike Greer Developments	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone

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FS85	Raynor McMahon	Oppose	2040.156	Mike Greer Developments	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2040.157	Mike Greer Developments	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2040.158	Mike Greer Developments	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2040.159	Mike Greer Developments	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use Zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	2040.160	Mike Greer Developments	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2040.161	Mike Greer Developments	Incorporate the Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	2040.162	Mike Greer Developments	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2041.1	Neilston Homes	Amend the plan change to as it is inefficient and costly, onerous and would lead to complicated and costly resource consent applications and interpretation issues.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2041.2	Neilston Homes	Amend plan change as it ignores the intent of Policy 6(b) of the NPS UD in terms of that the planned urban built form may involve changes to an area that 'detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generation, including by providing increased and varied housing densities and types and are not, of themselves, an adverse effect'.	Plan making and procedural	Central Government process - mandatory requirements
FS85	Raynor McMahon	Oppose	2041.3	Neilston Homes	Amend the plan change to go further to give effect to the NPS UD. Amend to provide provision in the policy framework for a contextual analysis of the appropriateness of additional height and intensity outside of walkable catchments and centres to ensure these opportunities are not lost by an overly prescriptive planning framework.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2041.4	Neilston Homes	Approve C1.6A Overlay and precinct rules as the revised wording clarifies the status of the precinct or Auckland Wide Rules.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2041.5	Neilston Homes	Delete the additional activities in activity Table D14.5, being A7A, A7B, A7C and A7D (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2041.6	Neilston Homes	Delete proposed Standards D14.6.5 – D14.6.8 (and any other consequential changes that would give effect to the relief sought in this submission).	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2041.7	Neilston Homes	Amend in G2 by adding the folllowing explanation: The suitability of a walkable catchment can vary depending on a number of factors, including topography, connectivity and access to a regular public transport network. In some cases, there may be sites that are located outside a 'walkable catchment' that are suitable for additional intensification and building height. Such sites should be considered on their merits having regard to their context and their ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	2041.8	Neilston Homes	Amend the extent of a walkable catchment to be 1200m from the edge of Metropolitan Centre Zones, as well as the City Centre Zone. (Refer submission for full details).	Walkable Catchments	WC Metropolitan Centres - Methodology
FS85	Raynor McMahon	Oppose	2041.9	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2041.10	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	2041.11	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	ONL and ONF (D10)
FS85	Raynor McMahon	Oppose	2041.12	Neilston Homes	Rezone all Outstanding Natural Features and Outstanding Natural Landscapes, flood plain and Significant Ecological Areas identified as Qualifying Matters that have been downzoned to a Low Density Residential Zone as a result of these and rezone to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2041.13	Neilston Homes	Retain the revised wording for objective H5..2.(1) as it is consistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.14	Neilston Homes	Retain the existing AUP wording for objective H5..2.(3)(a),(b)(c) as 'high' and 'amenity' does not reconcile with the outcomes of the MDRS standards of the zone as they exist or are proposed. These words are also open to subjectivity.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.15	Neilston Homes	Delete the proposed wording or reword objective H5.2 (6) to remove reference to 'high quality built environment'.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.16	Neilston Homes	Delete the proposed wording of objective H5.2 (8) as the policy addresses aspects of a site that is located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS85	Raynor McMahon	Oppose	2041.17	Neilston Homes	Delete the proposed wording of objective H5.2 (9) as effects of development on Significant Ecological Areas are already suitably dealt with in Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.18	Neilston Homes	Delete or amend objective H5.2 (10) to specifically refer to Beachlands only which is identified in the mapping control for transport constraints.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.19	Neilston Homes	6A) Require development to achieve a built form that contributes to the planned outcomes of the zone high-quality built environment outcomes by: (a) maintaining reasonable privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites, commensurate with the expectations of the zone; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.20	Neilston Homes	Delete the proposed wording of policy H5.3(12) as it infers the quality of drinking water can be influenced by the applicant. This is the responsibility of Watercare. Any wording should be similar to that already identified in the existing assessment criteria.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.21	Neilston Homes	Delete policy H5.3(14) entirely as it does not correspond to an effect from the construction of four or more dwellings. Development contributions already include a component for local transport upgrades.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.22	Neilston Homes	Delete policy H5.3(15) entirely as effects of development on a Significant Ecological Area are already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2041.23	Neilston Homes	Delete or amend H5.3(16) to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS85	Raynor McMahon	Oppose	2041.24	Neilston Homes	Amend A1 within H5.4 Activity table to be a Discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.25	Neilston Homes	Delete A2A from within H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.26	Neilston Homes	Delete A2B and A33B from the H5.4 Activity table as the effects of development on Significant Ecological Areas are already dealt with through Chapter D9 and E15. (Refer to submission for full reasons).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.27	Neilston Homes	Delete all standards not identified within the MDRS in Activity Table - Standards to be complied with (multiple activities).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.28	Neilston Homes	Delete standards not identified within the MDRS in (A4) within H5.4 Activity table - four or more dwellings per site. The standards for: - Infrastructure standards: - Deep soil area and canopy tree; - Safety and privacy buffer -Residential waste management	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.29	Neilston Homes	Delete standards not identified within the MRDS in H5.5. Notification. (Refer to submission for full details).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.30	Neilston Homes	Amend the notification standard in H5.5 to make it clear that restricted discretionary matters such as earthworks, contamination, flood plains and technical parking infringements do not remove the notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particularly restricted discretionary status and the associated matters for discretion for those particular consent matters.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.31	Neilston Homes	Delete H5.5 Notification - (6) as all developments will likely trigger additional AUP reasons for consent.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2041.32	Neilston Homes	Delete H5.6.3B - Dwellings within the Infrastructure – Combined Wastewater Network Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.33	Neilston Homes	Delete H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as effects already managed by Chapter E8.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.34	Neilston Homes	Delete H5.6.5. Height in relation to boundary 'privacy' wording and retain existing purpose.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.35	Neilston Homes	Approve the proposed text changes to H5.6.5.- Height in relation to boundary (1) as it will be efficient and effective in achieving outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.36	Neilston Homes	Retain the existing minor protrusions: Height in relation to boundary is excluded from applying where the site adjoins open space more than 2,000m2 area in accordance with the current standard. Exclusions should be retained as they deal with minor intrusions, helpful on sloping sites and beneficial to provide activation on Open Space zones.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	2041.37	Neilston Homes	Amend H5.6.9 Maximum impervious area standard to 70% [instead of 60%] as retention of standard not efficient use of land and not demonstrated to have adverse effects. Will also not achieve outcomes sought by MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.38	Neilston Homes	Delete the additional wording in H5.6.10. Building coverage as effects of development in proximity to Significant Ecological Areas already suitably dealt with through Chapter D9 and E 15. Undermines existing AUP framework.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.39	Neilston Homes	Approve proposed text changes in H5.6.10.Building coverage (1) [increases from 45 to 50 per cent of net site area].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.40	Neilston Homes	Delete H5.6.10.Building coverage (2) (a)(b) and (c) as effects of development in proximity to a SEA already suitably dealt with through Chapter D9 and E15.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.41	Neilston Homes	Amend the proposed text changes in H5.6.11 Landscaped area (5) and (6) (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.42	Neilston Homes	Amend the proposed text changes in H5.6.12 Outlook space (development containing four or more dwellings…) to match the MDRS standard that applies for 1-3 dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.43	Neilston Homes	Delete the daylight standard H5.3.13 as it is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.44	Neilston Homes	Amend the proposed text changes in H5.6.14. Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.45	Neilston Homes	Amend the proposed text changes in H5.6.14.(4) Outdoor living space to match the MDRS standard. Reject the addition of communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.46	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.47	Neilston Homes	Delete standard H5.6.18 Windows to street and private vehicle and pedestrian accessways as any additional text beyond MDRS wording should be captured via assessment criteria not as a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.48	Neilston Homes	Delete the proposed new standard H5.6.19 Deep soil area and canopy tree as not a method retained in MDRS. (See full submission for further details).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.49	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.50	Neilston Homes	Delete the proposed new standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in MDRS and better placed as assessment criteria rather than standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.51	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	2041.52	Neilston Homes	Delete the proposed new standard H5.6.21 Residential waste management as not a method retained in the MDRS standard and better placed as a broader assessment criteria rather than a standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.53	Neilston Homes	Delete proposed new standard H5.6.21 Residential waste management as the new information requirement for a waste management plan for 10+ dwellings is an additional unwarranted cost and would not be monitored following granting of consent.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2041.54	Neilston Homes	Delete proposed new assessment criteria H5.7.1(1) and H5.7.2.(1) as effects of development in proximity to a Significant Ecological Area are already suitably dealt with through Chapters D9 and E15.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.55	Neilston Homes	Delete proposed new assessment criteria H5.8.1(1)(c)-restricted discretionary activities as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.56	Neilston Homes	Delete the new proposed assessment criteria in H5.8.1 Assessment to read as follows: (ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.57	Neilston Homes	Amend the new proposed assessment criteria in H5.8.1. (3) (a) (b) (c) and (d) - to read: "C. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development." (d) the effects of the development on the safe access for pedestrians on the adjacent road network.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2041.58	Neilston Homes	Delete the proposed new assessment criteria H5.8.1. Matters of discretion (6) and (7) as these effects already managed by Chapter E8 for 1 dwelling and additions and alterations. Furthermore, H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.59	Neilston Homes	Amend and retain H5.8.2 Assessment criteria (1). Approve removal of 'intensity' though remove from (1)(b)(i) for consistency. Remove H5.8.2(1)(f) requirement for off-site roading or pedestrian upgrades.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.60	Neilston Homes	Delete within assessment criteria H5.8.2 Deep soil and communal open space in (ab)(vii) and (fe). As well as references to the need for wider upgrades of the adjacent road network under (d) and (gd) Also delete (ad) in relation to the interface with special character or scheduled historic places.. Delete H5.8.2(h)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.61	Neilston Homes	Delete within assessment criteria H5.8.2. deep soil and communal open space in 3(g), and delete references to the need for wider upgrades of the adjacent road network under (I). Furthermore, infrastructure provision is already included within existing assessment criteria (k) so the cross reference under 3(jb) is unnecessary.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.62	Neilston Homes	Amend new proposed assessment criteria within H5.8.2 (4)(iii) to read: "iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.63	Neilston Homes	Amend the proposed new assessment criteria within H 5.8.2(6) to refer to additional height in relation to boundary infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.64	Neilston Homes	Delete additional assessment criteria H5.8.2.(12) as there are no general tree protection controls.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.65	Neilston Homes	Delete H5.8.2. in its entirety as it is not mentioned in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.66	Neilston Homes	Amend H5.8.2 assessment criteria (15) to read: e) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.67	Neilston Homes	Delete within H5.8.2 assessment criteria (15A) references to 'private vehicle and pedestrian accessways' as goes beyond the MDRS (see page 17-18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.68	Neilston Homes	Delete entire assessment criteria H5.8.2 (18) relating to deep soil area and tree canopy as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.69	Neilston Homes	Delete entire assessment criteria H5.8.2 (19) relating to residential waste management as is not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.70	Neilston Homes	Delete within assessment criteria H5.8.2 section (20) and move necessary criteria to H5.8.2. (1), (2) and (3) as matters related to waste should be included in the assessment criteria for 4+ dwellings and integrated residential development.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.71	Neilston Homes	Delete assessment criteria H5.8.2(21) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.72	Neilston Homes	Delete assessment criteria H5.8.2(22) as effects are already managed by Chapter E8 and the assessment criteria under H5.8.2.(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2041.73	Neilston Homes	Delete H5.9(1) Landscaped Plan as required by H5.6.11 Landscape area as a special information requirement. Chapter C1.2.(1) already addresses this.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.74	Neilston Homes	Delete H5.9.(2) Deep Soil Area and Canopy Tree special information requirements as not a method retained in the MDRS.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.75	Neilston Homes	Amend to clarify within H5.9.(3) relating to residential waste management that this only relates to communal collection.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2041.76	Neilston Homes	Amend the H6.1 THAB Zone description to include 'or where appropriate, additional height, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.77	Neilston Homes	Amend objective H6.2(A1)(ii) and introduce a new (iii). ii The neighbourhood's planned urban built character, including three-storey attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and Papakāinga; and iii Walkable catchments and/or other accessibility to frequent public transport to enable multilevel apartment typologies featuring a range of building heights that respond to the context of the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.78	Neilston Homes	Delete proposed wording or reword objective H6.2(1A) to delete reference to high quality building as is open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.79	Neilston Homes	Amend objective H6.2(2) to read: 2) Development outside walkable catchments is in keeping with the areas' changing planned urban built character of predominantly five storeys or six or seven storey buildings where specified in identified areas, or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.in a variety of forms.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.80	Neilston Homes	Retain operative wording in objective H6.2(2) as the inclusion of 'high' and 'amenity' does not reconcile with the outcomes of the MDRS and open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.81	Neilston Homes	Retain operative wording in objective H6.2(4) as providing for non-residential activities will provide for the community's social, economic and cultural well-being of the community and support the MDRS outcomes.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.82	Neilston Homes	Delete the proposed wording or reword objective H6.2(5) to delete reference to 'high quality building' as open to subjectivity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS85	Raynor McMahon	Oppose	2041.83	Neilston Homes	Delete the proposed wording of objective H6.2(8) as the policy addresses aspects of a site located outside the zone boundary. Chapter 27 Transportation addresses pedestrian safety for developments that adjoin the road.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.84	Neilston Homes	Delete the proposed wording of objective H6.2(9) as effects of development on Significant Ecological Areas are already suitably dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.85	Neilston Homes	Retain proposed policy H6.3(A1), (B1), (C1) and (E1) as generally gives effect to MDRS and NPS UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.86	Neilston Homes	Amend policy H6.3.(1) to recognise that some sites located outside walkable catchments may still be suitable for additional intensity as follows: 1) Enable a variety of housing types at high densities including terrace housing and low to midrise and higher rise apartments within walkable catchments and integrated residential development such as retirement villages or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.87	Neilston Homes	Reword policy H6.3.(2) as 'high-quality built environment' is open to subjectivity. Insert additional wording to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: "2) Require the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a reasonable high quality built environment: (a) with a high-density urban built character of predominantly five, six or seven storey buildings in identified areas or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport.; and..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.88	Neilston Homes	Amend policy H6.3(A4) as the term 'high-quality environment' is subjective as follows: "A4) Require development to achieve a built planned urban form that contributes to reasonable highquality built environment outcomes by: (a) maintaining a reasonable level of privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; ... (d) maintaining a reasonable level of privacy, and sunlight and daylight access for adjoining sites;"	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS85	Raynor McMahon	Oppose	2041.89	Neilston Homes	Amend policy H6.3(4) to recognise that some sites located outside the walkable catchment may still be suitable for additional intensity as follows: 4) In identified locations adjacent to centres, enable greater building height through the of five storey's outside walkable catchments, at least six storeys within walkable catchments and the application of the Height Variation Control where additional development potential is enabled or where appropriate, having regard to the context of the site and the ability to provide additional housing choice in an area that is well served by a range of amenities, including public transport and which..."	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.90	Neilston Homes	Retain the wording of H6.3(9) as providing for small scale non-residential activities will support the social and economic wellbeing of the community.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.91	Neilston Homes	Delete policy H6.3.(12) in its entirety as it infers the quality of drinking water is able to be influenced by the applicant. It is the responsibility of Watercare.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.92	Neilston Homes	Delete policy H6.3.(13) in its entirety as infrastructure already addressed by Chapter E8 and assessment criteria.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.93	Neilston Homes	Delete policy H6.3.(14) in its entirety as requirement for the need for wider upgrades of adjacent road network needs to be linked to an effect.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.94	Neilston Homes	Delete policy H6.3.(15) in its entirety as is effects of development on Significant Ecological Areas already dealt with through Chapter D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2041.95	Neilston Homes	Amend within activity table H6.4 (A1) to be a discretionary activity as activities not provided for should be Discretionary as per Chapter C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2041.96	Neilston Homes	Amend to provide for a wider range of commercial activities (at a small scale) in the walkable catchment of the THAB Zone as permitted activities. Insert new standards to give effect to all commercial activities at ground level and/or street level up to 100m2 Gross Floor Area per premises as a Permitted activity in Table H6.4.1 with consequential amendments.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2041.97	Neilston Homes	Delete activity H6.4 (A2A) as effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

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FS85	Raynor McMahon	Oppose	2041.98	Neilston Homes	Delete activities (A2B) and (A32B) As effects of development on Significant Ecological Areas dealt with through Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2041.99	Neilston Homes	Delete those standards not identified within the MDRS, being: Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.100	Neilston Homes	Delete standards not identified within the MDRS in relation to H6.5. Notification. Amend notification standard to make it clear restricted discretionary matters such as earthworks, contamination, flood plains, and technical parking infringements do not remove notification exclusions. In terms of notification, those effects outside the zone standards that form part of a bundled application will be considered in accordance with their particular restricted discretionary status and the associated matters for discretion for those consent matters.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.101	Neilston Homes	Delete standard H6.6.4B. Dwellings within the Infrastructure – Combined Wastewater Network Control.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.102	Neilston Homes	Delete standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control. Effects already managed by Chapter E8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.103	Neilston Homes	Retain within H6.6.6. Height in relation to boundary the existing minor protrusion exclusions. Height in relation to boundary is excluded from applying where the site adjoins open space greater than 2,000m2 in accordance with the current standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.104	Neilston Homes	Approve new height in relation to boundary control H6.6.6, but amend standard of 19 metres and 60 degrees for the first 25 metres of the site. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	2041.105	Neilston Homes	Amend H6.6.11. - Building coverage to delete (2)(a)(b)(c) and amend (1) to include 'outside the walkable catchment and 60% inside the walkable catchment' as follows: 1) the maximum building coverage must not exceed 50 per cent of the net site area outside the walkable catchment and 60% inside a walkable catchment. (2) On a site subject to a Significant Ecological Areas Overlay: (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.106	Neilston Homes	Amend proposed text changes in H6.6.12. Landscaped area to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.107	Neilston Homes	Amend the relevant outlook standards in H6.6.13.so proposed residential dwellings main outlook area, for level 4 and above, is a 6m depth x 4m width and the depth (at whichever level it is applied) measured from the largest portion of glazing as opposed to from the edge of any balcony. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.108	Neilston Homes	Delete standard H6.6.14. Daylight.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.109	Neilston Homes	Amend the proposed text changes in H6.6.15. Outdoor living space to match the MDRS standard and delete the communal outdoor living space requirements	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.110	Neilston Homes	Delete standard H6.6.19 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.111	Neilston Homes	Delete proposed new standard H6.6.20 - Deep soil area and canopy tree. Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.112	Neilston Homes	Delete proposed new standard H6.6.2 1- Safety and privacy buffer from private pedestrian and vehicle accessways as not a method retained in the MDRS and would be better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	2041.113	Neilston Homes	Delete proposed new standard H6.6.22 - Residential waste management as not a method retained in the MDRS and better placed as assessment criteria rather than standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2041.114	Neilston Homes	Delete the proposed new assessment criteria within H6 - assessment matters relating to Significant Ecological Areas and the pedestrian network. Also delete reference to deep soil and introduction of interfaces with special character area or scheduled historic heritage place.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.115	Neilston Homes	Delete proposed new assessment criteria H6.7.1. and H6.7.2. for controlled activities as effects of development in proximity to a Significant Ecological Area are already dealt with via Chapters D9 and E15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.116	Neilston Homes	Delete proposed new assessment criteria within H6.8.1.(c) as does not correspond to an effect from the activities identified in H5(1) on the wider adjacent network.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.117	Neilston Homes	interfaces for special character areas or a scheduled historic heritage place under (ia)E. Furthermore, delete references to wider upgrades of the adjacent road network under (2)(d) as follows: ia) building form and appearance including: A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest; B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance; C. whether design provides for the balance between resident's privacy and opportunities for passive surveillance; D. whether the design provides for privacy, and sunlight and daylight access for adjoining sites; E. the interface with an identified special character area or a scheduled historic heritage place; (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings; B. internal storage; C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. … (d) the effects of the development on the safe access	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2041.118	Neilston Homes	Amend proposed new assessment criteria H6.8.(3)(C) to: 'the effect of the proposed 'additional' height 'above the zone standards' on the surrounding and neighbouring development'.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.119	Neilston Homes	Amend proposed new matters of discretion H6.8.1.(6) and (7) as effects already managed by Chapter E8 for 1 dwellings and additions and alterations to. H5.8. Assessment – restricted discretionary activities for four or more dwellings per site deals with infrastructure capacity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.120	Neilston Homes	Amend and retain text in assessment criteria H6.8.2.(1) (a - i) as identified in reasons in submission. Approve removal of 'intensity' though ensure remove from (1)(b)(i) for consistency. Remove requirement for off-site roading or pedestrian upgrades in H6.8.2(1)(f).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.121	Neilston Homes	Delete portions of H6.8.2.(2) Assessment criteria. In particular, in (aa) reference to 'is of a high quality and'. Delete (ac) reference to use of quality, durable and easily maintainable materials. Delete (ab)(vii) relating to deep soil and communal open space. Delete (ad) relating to the interface with special character areas/scheduled historic heritage places, and delete references to the need for wider upgrades of the adjacent road. network under (d) and (gd). Refer to full submission for details.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.122	Neilston Homes	Delete within H6.8.2.(3)(l) assessment criteria references to: references to the need for wider upgrades of the adjacent road network. Delete references to deep soil and communal open space in 3(g); Furthermore, infrastructure provision is already included within existing assessment criteria (k), delete the cross reference under 3(jb) as is unnecessary.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.123	Neilston Homes	Amend the proposed new assessment criteria in H6.8.2.(f)(f) (iii) to refer to '"iii. the effect of the proposed additional height above the zone standards on the surrounding and neighbouring development."	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.124	Neilston Homes	Amend the proposed new assessment criteria H6.8.2(6) for Height in relation to boundary to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.125	Neilston Homes	Delete the additional assessment criteria in H6.8.2.(12)(e) as there are no general tree protection controls.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.126	Neilston Homes	Delete within H6.8.2 (15)(f) assessment criteria reference to 'communal open space' and 'attractive' as follows: (f) The extent to which dwellings provide private open space and communal open space that is useable, and accessible from each dwelling and attractive for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2041.127	Neilston Homes	Delete within H6.8.2.(15A)assessment criteria reference to 'private vehicle and pedestrian accessways and references to accessways under (i) as follows: H6.8.2. Assessment criteria (15A) For windows to street and private vehicle and pedestrian accessways (a) refer to Policy H5.3(C1) (b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.128	Neilston Homes	Delete all assessment criteria within H6.8.2.(18)(a) and (b) relating to deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.129	Neilston Homes	Delete all assessment criteria within H6.8.2.(19)(a) and (b) relating to safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.130	Neilston Homes	Delete H6.8.2 (20) relating to residential waste management and move necessary criteria to H6.8.2. (1), (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.131	Neilston Homes	Delete proposed text in H6.8.2.(21) as these effects are already managed by Chapter E8 and assessment criteria under H5.8.2(1),(2) and (3),.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.132	Neilston Homes	Delete proposed text in H5.9. Special information requirements - Landscaped Plan as required by H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.133	Neilston Homes	Delete proposed text for Deep Soil and Canopy Tree (2) and Table H5.9(3) Minimum tree canopy dimension in H5.9 Special information requirements. .	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.134	Neilston Homes	Clarify that Residential waste management requirements in (3), and (4) a),b) and c) are only related to communal collection.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2041.135	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.10. - basic floor area ratio.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS85	Raynor McMahon	Oppose	2041.136	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.12. - basic floor area ratio - light and outlook.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.137	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.13. - use or transfer of historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.138	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.14. - securing historic heritage and special character floor space bonus.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.139	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.15. - bonus floor space calculation for scheduled heritage buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.140	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.16. - bonus floor space calculation for identified special character buildings.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.141	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.17. - bonus floor area - public open space.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.142	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.18. - bonus floor area - through site link.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions

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FS85	Raynor McMahon	Oppose	2041.143	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.19. - bonus floor area - through site links through identified blocks.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.144	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.20. - bonus floor area - works of art.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.145	Neilston Homes	Approve deletion of City Centre Zone standard H8.6.21. - maximum total floor area ratio	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2041.146	Neilston Homes	Delete City Centre H8.6.24. Maximum tower dimension, setback from the street and tower separation in special height area (shown on Map H8.11.3), Chapter H8.6.24A Maximum east-west tower dimension, Chapter H8.6.25. Building frontage alignment and height and Chapter H8.6.25A Building setback from boundaries. Revert tower standard to the operative AUP. Refer to full submission for details.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	2041.147	Neilston Homes	Delete H8. City Centre H8.6.34. Through Site Links and replace with assessment criteria for new buildings. Refer to full submission for details.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	2041.148	Neilston Homes	Amend H9.6.1. Building height to provide for unlimited height within the Metropolitan Centre Zone.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	2041.149	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.1.). [Infer to retain H9.6.2 Height in relation to boundary control as outlined in Table H9.6.2.1]	Business Zones provisions	Metropolitan Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2041.150	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 32.5 metres within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2041.151	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H10.6.2.).	Business Zones provisions	Town Centre Zone - provisions

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FS85	Raynor McMahon	Oppose	2041.152	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2041.153	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H11.6.2.).	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2041.154	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2041.155	Neilston Homes	Increase the walkable catchment of the Local Centres Zone to 400 metres and up zone those sites within the walkable catchment to provide for at least six storeys.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)
FS85	Raynor McMahon	Oppose	2041.156	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H12.6.2.).	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2041.157	Neilston Homes	Amend H10.6.1. Building height to provide for a height of 24 metres within all Mixed Use Zones. Refer to full submission for details. [Infer reference should be H13.6.1]	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	2041.158	Neilston Homes	Retain the 19m, plus 60-degree height in relation to boundary control (H13.6.2.).	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	2041.159	Neilston Homes	Delete the canopy tree definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2041.160	Neilston Homes	Delete the deep soil area definition.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2041.161	Neilston Homes	Amend to clarify the Landscaped area definition as its intention is unclear and what landscape definition will apply to any development of up to three dwellings. In the alternative the existing definition is retained.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2041.162	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Height	Business Height - Technical Elements (occupiable height, storeys to height)
FS85	Raynor McMahon	Oppose	2041.163	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	2041.164	Neilston Homes	Amend so that six storeys is ascribed a 24 metre height allowance (as a minimum) as part of any walkable catchment provisions. In the alternative, this could be applied to the Mixed Use zone within a walkable catchment, or the plan could also note six storey in height in addition to 24 metres to limit applications that try to squeeze in a 7th floor.	Walkable Catchments	WC General - Methodology

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FS85	Raynor McMahon	Oppose	2041.165	Neilston Homes	Incorporate the Auckland Light Rail Corridor (Study Area) into the plan change.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2041.166	Neilston Homes	Include Special Housing Areas into the plan change.	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	2041.167	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2041.168	Neilston Homes	Review definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and up zone those sites within the walkable catchment of the rapid transit service to provide for at least six storeys.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2083.1	Universal Homes	Retain the revised wording of C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2083.2	Universal Homes	Delete the additional activities in activity table D14.5, being A7A, A7B, A7C and A7D.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2083.3	Universal Homes	Delete proposed Standards D14.6.5 – D14.6.8.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2083.4	Universal Homes	Amend the wording of Chapter G2 to include the wording specified.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	2083.5	Universal Homes	Amend the extent of a 'walkable catchment' to be 1200m from the edge of Business - Metropolitan Centre zones.	Walkable Catchments	WC Metropolitan Centres - Methodology
FS85	Raynor McMahon	Oppose	2083.6	Universal Homes	That the Auckland Council reviews all OLFP's, flood plain and SEA areas identified as Qualifying Matters on the planning maps within Plan Change 78, and any areas that have been downzoned to a Low Density Residential Zone due to the flood plain, OLFP or SEA overlay, are rezoned to a zoning that is based on the most appropriate zone based on accepted land use principles.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2083.7	Universal Homes	Retain the revised wording of objective H5.2(1).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.8	Universal Homes	Amend objective H5.2(3) to retain the existing wording from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

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FS85	Raynor McMahon	Oppose	2083.9	Universal Homes	Amend the wording of objective H5.2(6) to delete the proposed wording or reword to delete the reference to high quality built environment.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.10	Universal Homes	Amend objective H5.2(8) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.11	Universal Homes	Amend objective H5.2(9) to delete the proposed wording.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.12	Universal Homes	Delete objective H5.2(10) or amend to refer specifically to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.13	Universal Homes	Amend the text of Policy H5.3(6A) as specified in the submission.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.14	Universal Homes	Delete the proposed wording of Policy H5.2(12).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.15	Universal Homes	Delete policy H5.2(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.16	Universal Homes	Delete policy H5.2(15).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.17	Universal Homes	Delete policy H5.2(16) or amend to specifically refer to Beachlands only.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2083.18	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2083.19	Universal Homes	Delete activity A2A from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2083.20	Universal Homes	Delete activities A2B and A33B from the activity table.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2083.21	Universal Homes	Delete all standards to be complied with that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2083.22	Universal Homes	Delete all standards for four or more dwellings that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2083.23	Universal Homes	Amend H5.5(5) to delete all standards that are not identified within the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.24	Universal Homes	Delete Standard H5.5(6).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.25	Universal Homes	Delete Standard H5.6.3B.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.26	Universal Homes	Delete Standard H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.27	Universal Homes	Delete the word "privacy" from the purpose of Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.28	Universal Homes	Retain the proposed changes to Standard H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.29	Universal Homes	Amend Standard H5.6.5(b) to retain the existing minor protrusions exemptions for boundaries with Open Space zones from the AUP (OP).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.30	Universal Homes	Amend Standard H5.6.9 Maximum Impervious Area to 70%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.31	Universal Homes	Delete the additional wording proposed for the purpose of Standard H5.6.10.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.32	Universal Homes	Retain the proposed changes to Standard H5.6.10 Building Coverage, increasing building coverage to 50%.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.33	Universal Homes	Delete the proposed text changes in Standard H5.6.10(2) relating to the SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.34	Universal Homes	Amend the proposed text changes to Standard H5.6.11 Landscaped area to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.35	Universal Homes	Amend the proposed text changes to Standard H5.6.12 outlook to match the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.36	Universal Homes	Delete Standard H5.6.13 Daylight.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.37	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.38	Universal Homes	Amend the proposed text changes to Standard H5.6.14 Outdoor Living Space to match the MDRS standard and delete the communal outdoor living space requirements.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.39	Universal Homes	Delete Standard H5.6.18 Windows to street and private vehicle and pedestrian accessways and rely on the MDRS standards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.40	Universal Homes	Delete standard H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.41	Universal Homes	Delete Standard H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.42	Universal Homes	Delete Standard H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2083.43	Universal Homes	Delete matters of control H5.7.1.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.44	Universal Homes	Delete matters of discretion H5.8.1(1)©.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.45	Universal Homes	Delete matters of discretion H5.8.1(2)(ia).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.46	Universal Homes	Amend the matters of discretion H5.8.1(3) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.47	Universal Homes	Delete matters of discretion H5.8.1(6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.48	Universal Homes	Amend assessment criteria H5.8.2(1)(b)(i) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.49	Universal Homes	Amend the wording of assessment criteria H5.8.2(2) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.50	Universal Homes	Delete assessment criteria H5.8.2(3)(l).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.51	Universal Homes	Amend the wording of assessment criteria H5.8.2(4) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.52	Universal Homes	Amend the wording of assessment criteria H5.8.2(6) to refer to additional HIRB infringements over the standard.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.53	Universal Homes	Delete the additional assessment criteria in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.54	Universal Homes	Delete assessment criteria H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.55	Universal Homes	Amend assessment criteria H5.8.2(15) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.56	Universal Homes	Amend assessment criteria H5.8.2(15A) as set out in the submission.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.57	Universal Homes	Delete assessment criteria H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.58	Universal Homes	Delete assessment criteria H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.59	Universal Homes	Delete assessment criteria H5.8.2(20) and move the necessary criteria to H5.8.2(1), (2) and (3).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.60	Universal Homes	Delete assessment criteria H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.61	Universal Homes	Delete assessment criteria H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.62	Universal Homes	Delete special information requirement (1) for a landscape plan.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.63	Universal Homes	Delete special information requirement (2) for deep soil areas.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.64	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2083.65	Universal Homes	Amend the zone description in H6.1 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.66	Universal Homes	Amend the wording of objectives H6.2(A1) and (B1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.67	Universal Homes	Delete objective H6.2(1A) or amend to remove the reference to a high quality built environment.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.68	Universal Homes	Amend objective H6.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.69	Universal Homes	Amend objective H6.2(3) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.70	Universal Homes	Amend objective H6.2(4) to retain the existing wording from the AUP(OP).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.71	Universal Homes	Delete objective H6.2(5) or reword to delete the reference to high quality building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.72	Universal Homes	Delete objective H6.2(8).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.73	Universal Homes	Delete objective H6.2(9)	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.74	Universal Homes	Retain proposed policy H6.3(A1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.75	Universal Homes	Amend the wording of policy H6.3(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.76	Universal Homes	Amend the wording of policy H6.3(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.77	Universal Homes	Amend the wording of policy H6.3(A4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.78	Universal Homes	Amend the wording of policy H6.3(4) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.79	Universal Homes	Retain Policy H6.3(9) as proposed.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.80	Universal Homes	Delete Policy H6.3(12).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.81	Universal Homes	Delete Policy H6.3(13).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.82	Universal Homes	Delete Policy H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.83	Universal Homes	Delete Policy H6.3(15).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2083.84	Universal Homes	Amend activity A1 to be a Discretionary Activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2083.85	Universal Homes	Amend the activity table to provide for a wider range of commercial activities as permitted activities in the walkable catchments of the THAB zone. Introduce new standards for commercial activities at ground level up to 100m2 as a permitted activity.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2083.86	Universal Homes	Delete activity H6.4(A2A).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2083.87	Universal Homes	Delete activities H6.4(A2B) and A32B).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2083.88	Universal Homes	Amend the activity table to delete standards to be complied with that are not identified within the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2083.89	Universal Homes	Amend the notification standard to delete standards that are not identified within the MDRS and make it clear that restricted discretionary matters such as earthworks contamination, flood plains and parking infringements do not remove the notification exclusions.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.90	Universal Homes	Delete Standard H6.6.4B.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.91	Universal Homes	Delete Standard H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.92	Universal Homes	Amend Standard H6.6.6 Height in Relation to Boundary to retain the existing minor protrusion exclusions and exclusions for sites adjoining open space sites greater than 2000m2.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.93	Universal Homes	Amend standard H6.6.6 Height in Relation to Boundary to apply to the first 25m of the site rather than 21.5m.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.94	Universal Homes	Amend standard H6.6.11 as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.95	Universal Homes	Amend Standard H6.6.12 to match the MDRS standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.96	Universal Homes	Amend Standard H6.6.13 to require a 6m depth at all levels and to measure the depth from the largest portion of glazing rather than the edge of the balcony.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.97	Universal Homes	Delete standard H6.6.14.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.98	Universal Homes	Amend standard H6.6.15 to match the MDRS standard and delete the communal outdoor living space requirements.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.99	Universal Homes	Delete standard H6.6.19 and rely on the MDRS wording.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.100	Universal Homes	Delete Standard H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.101	Universal Homes	Delete Standard H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.102	Universal Homes	Delete Standard H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2083.103	Universal Homes	Delete the proposed new assessment criteria for H6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.104	Universal Homes	Delete the proposed new assessment criteria for controlled activities.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.105	Universal Homes	Delete matter of discretion H6.8.1(1)©.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.106	Universal Homes	Delete matter of discretion H6.8.1(2)(ia)	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.107	Universal Homes	Amend matters of discretion H6.8.1(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.108	Universal Homes	Delete matters of discretion H6.8.1(6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.109	Universal Homes	Amend assessment criteria H6.8.2(1) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.110	Universal Homes	Amend assessment criteria H6.8.2(2) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.111	Universal Homes	Amend assessment criteria H6.8.2(3) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2083.112	Universal Homes	Amend assessment criteria H6.8.2(5) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.113	Universal Homes	Amend assessment criteria H6.8.2(6) to refer to additional HIRB infringements over the standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.114	Universal Homes	Delete assessment criteria H6.8.2(12)€.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.115	Universal Homes	Amend assessment criteria H6.8.2(15) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.116	Universal Homes	Amend assessment criteria H6.8.2(15A) as set out in the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.117	Universal Homes	Delete assessment criteria H6.8.2(18).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.118	Universal Homes	Delete assessment criteria H6.8.2(19).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.119	Universal Homes	Delete assessment criteria H6.8.2(20) and move necessary criteria to H6.8.2(1) (2) and (3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.120	Universal Homes	Delete assessment criteria H6.8.2(21).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.121	Universal Homes	Delete special information requirement (1) for a landscape plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.122	Universal Homes	Delete special information requirement (2) for deep soil areas.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.123	Universal Homes	Amend special information requirement (3) and (4) to clarify that these only apply to communal waste collections.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2083.124	Universal Homes	Confirm deletion of Standards H8.6.10 and H8.6.12 - H8.6.21.	Business Zones provisions	City Centre Zone - intensity/floor area ratio/bonus provisions
FS85	Raynor McMahon	Oppose	2083.125	Universal Homes	Delete standards H8.6.24, H8.6.24A, H8.6.25 and H8.6.25A and revert to the operative AUP tower standards.	Business Zones provisions	City Centre Zone - tower dimension and setback provisions
FS85	Raynor McMahon	Oppose	2083.126	Universal Homes	Delete standard H8.6.34 Through Site Links and replace it with assessment criteria for new buildings.	Business Zones provisions	City Centre Zone - all other provisions
FS85	Raynor McMahon	Oppose	2083.127	Universal Homes	Amend Standard H9.6.1 Building height to provide for unlimited height in the Metropolitan Centre Zone.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2083.128	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Metropolitan Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2083.129	Universal Homes	Amend Standard H10.6.1 Building height to provide for a height of 32.5m within all Town Centre Zones.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2083.130	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2083.131	Universal Homes	Amend Standard H11.6.1 Building height to provide for a height of 24 metres within all Local Centre Zones.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2083.132	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Local Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2083.133	Universal Homes	Increase the walkable catchment of the Local Centres Zone to 400m and up zone those sites within the walkable catchment to provide for at least 6 storeys.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2083.134	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Neighbourhood Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2083.135	Universal Homes	Amend Standard H13.6.1 Building height to provide for a height of 24m within all Mixed Use Zones.	Business Zones provisions	Mixed Use Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2083.136	Universal Homes	Retain the 19m plus 60 degree HIRB control as proposed.	Business Zones provisions	Mixed Use Zone
FS85	Raynor McMahon	Oppose	2083.137	Universal Homes	Delete the definition for Canopy tree.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2083.138	Universal Homes	Delete the definition for Deep soil area.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2083.139	Universal Homes	Amend the definition of landscape area to clarify what landscape definition will apply to any development of up to 3 dwellings in accordance with the MDRS. Alternatively retain the existing definition from the AUP(OP).	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2083.140	Universal Homes	Amend the Walkable catchment as set out in the submission.	Walkable Catchments	WC Metropolitan Centre - Westgate
FS85	Raynor McMahon	Oppose	2083.141	Universal Homes	Amend the plan change to ascribe a height of 24 to 6 storeys rather than 21m.	Height	Business Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	2083.142	Universal Homes	Include the Light Rail Study Area in Plan Change 78.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2083.143	Universal Homes	Include the Special Housing Areas into	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	2083.144	Universal Homes	Review the definition of 'rapid transit service' to include frequent bus services on the identified key arterial corridors, and upzone those sites within the walkable catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2238.1	Beachlands South Limited Partnership	Approve in general the application of the Mixed Housing urban zone through urban residential areas to incorporate the MDRS.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2238.2	Beachlands South Limited Partnership	Approve in general the application of the THAB zone to walkable catchments around the city centre, metropolitan centres, and rapid transit stops.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2238.3	Beachlands South Limited Partnership	Reject the decision not to apply walkable catchments around ferry services.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2238.4	Beachlands South Limited Partnership	Approve the application of MDRS in Beachlands.	Plan making and procedural	General

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FS85	Raynor McMahon	Oppose	2238.5	Beachlands South Limited Partnership	Reject the Beachlands Transport Infrastructure Constraints QM unless Council unless it can be shown to be required by an appropriate level of analysis.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS85	Raynor McMahon	Oppose	2238.6	Beachlands South Limited Partnership	Apply a walkable catchment to Beachlands from the edge of the Pine Harbour Ferry Terminal in accordance with the submitter's walking and cycling isochrone analysis [see Appendix 1].	Walkable Catchments	WC RTN Other
FS85	Raynor McMahon	Oppose	2238.7	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2238.8	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2238.9	Beachlands South Limited Partnership	Prefer the approach taken to THAB and Mixed Housing suburban provisions in the operative AUP to the more prescriptive provisions in in the plan change, noting that they are focused, streamlined, informed by best practice, and offer greater flexibility.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2238.10	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2238.11	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2238.12	Beachlands South Limited Partnership	Rationalise the proposed amendments to the Mixed Housing Urban and THAB zones, which are overly complex and detailed, limit the design layout, and reduce the developable area, in order to achieve a streamlined assessment-based approach to manage the bulk and location of buildings through standards.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2238.13	Beachlands South Limited Partnership	Remove H5.6.18 Windows to street and private vehicle and pedestrian accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2238.14	Beachlands South Limited Partnership	Remove H5.6.19 Deep soil area and canopy tree.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2238.15	Beachlands South Limited Partnership	Remove H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2238.16	Beachlands South Limited Partnership	Remove H5.6.21 Residential waste management.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2238.17	Beachlands South Limited Partnership	Remove all proposed special information requirements under H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2238.18	Beachlands South Limited Partnership	Remove H6.6.19 Windows to street and private vehicle and pedestrian accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2238.19	Beachlands South Limited Partnership	Remove H6.6.20 Deep soil area and canopy tree.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2238.20	Beachlands South Limited Partnership	Remove H6.6.21 Safety and privacy buffer from private pedestrian and vehicle accessways.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2238.21	Beachlands South Limited Partnership	Remove H6.6.22 Residential waste management.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2238.22	Beachlands South Limited Partnership	Remove all proposed special information requirements under H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2238.23	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2238.24	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2238.25	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2238.26	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2238.27	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2238.28	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2238.29	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	2238.30	Beachlands South Limited Partnership	Remove the broad package of new standards proposed in the Mixed Housing Urban and THAB zones along with any associated objectives, policies, matters of control/discretion and assessment criteria that go beyond what is required by the MDRS and the NPS-UD.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.1	Stuart P.C. Ltd	Approve the zoning of Selwyn Avenue, Mission Bay.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.2	Stuart P.C. Ltd	Amend plan change provisions so that they give effect to the NPS-UD and RM Enabling Act and remove all provisions relating to Council QM and other provisions that will undermine the ability to achieve the purpose of NPS-UD or RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.3	Stuart P.C. Ltd	Remove from maps overlays / qualifying matters that inappropriately restrict the implementation of the NPS-UD and RMA Enabling Housing Supply and Other Matters Act.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.4	Stuart P.C. Ltd	Approve C1.6A.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2248.5	Stuart P.C. Ltd	Delete the requirement that that all applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect, commensurate with the scale and significance of the effects of the proposed buildings.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2248.6	Stuart P.C. Ltd	Delete statement 'The management of significant risks from natural hazards is a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.' from E38 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2248.7	Stuart P.C. Ltd	Delete 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA' from E36 Natural hazards and flooding.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2248.8	Stuart P.C. Ltd	Delete statement 'and in some cases has applied the Residential - Low Density Residential Zone to this land' from E36.1 Background.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2248.9	Stuart P.C. Ltd	Delete references to QM from the following amendment to E38.1: 'This chapter incorporates Medium Density Residential Standards (MDRS). The subdivision outcomes anticipated by the RMA are provided for in this chapter except to the extent necessary to accommodate one or more qualifying matters.'	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.10	Stuart P.C. Ltd	Delete references to QM from E38.2(10)(d), E38.2(10)(e), and E38.2 Medium Density Residential Standards Objectives (11).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.11	Stuart P.C. Ltd	Delete references to QM from E38.3 Policies (13), (31), (32), (33), (34), and (35), particularly references to the mapped Infrastructure Constraints.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.12	Stuart P.C. Ltd	Delete references to QM, particularly the mapped Infrastructure Constraints, from Table E38.2 Activity table.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.13	Stuart P.C. Ltd	Approve the proposed provisions of E38.8.1A Standards, except specify that for subdivision around approved land use resource consent or around existing building and development Standard E38.8.1.2(1) does not apply.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.14	Stuart P.C. Ltd	Expand the provisions of E38.8.1A Standards to also apply to restricted discretionary activity applications around approved land use resource consent or around existing building and development.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.15	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.8.2 Standards.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.16	Stuart P.C. Ltd	Reject amendments to E38.11.1.	Subdivision	Urban Subdivision

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FS85	Raynor McMahon	Oppose	2248.17	Stuart P.C. Ltd	Reject amendments to E38.11.2.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.18	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.1.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.19	Stuart P.C. Ltd	Delete references to QM, particularly mapped Infrastructure Constraints, from E38.12.2.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2248.20	Stuart P.C. Ltd	Approve Mixed Housing Urban zoning where it has been applied in Auckland.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.21	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2248.22	Stuart P.C. Ltd	Reject the use of QM and other limitations (including exclusion of sites within the Light rail Corridor) to 'down-zone' sites which would otherwise have been zoned Mixed Housing Urban, and instead deal with these constraints through other mechanisms.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.23	Stuart P.C. Ltd	Delete H5.2 Objectives (5), (6), (7), (8), (9), and (10).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2248.24	Stuart P.C. Ltd	Delete H5.3 Policies (6A)(a),(b),(c),(d),(e),(f),(g),(h),(i), (7), (11), (12), (13), (14), (15), (16), and (17).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2248.25	Stuart P.C. Ltd	Delete from H5.4.1 Activity Table the following clarifying statement: 'Applications for Activity (A2B) will be considered against objectives and policies in E15 Vegetation management and biodiversity in addition to the standards listed below and any other infringements.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2248.26	Stuart P.C. Ltd	Delete from H5.4.A Activity Table rules (A2A), (A2B), (A14A), (A14B), (A14C), (A30A), (A31A), (A32A), (A32B), or if retained, change to not refer to 'sites' subject to a SEA overlay, but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2248.27	Stuart P.C. Ltd	Delete from H5.4.A Activity Table 'a number of rules identified as qualifying matters under sections 77I(a) and 77I(j) of the RMA.'	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2248.28	Stuart P.C. Ltd	Reject in H5.4.A Activity Table the Introduction of extensive new standards to be complied with against new and existing rules.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2248.29	Stuart P.C. Ltd	Approve the deletion of existing notification provisions at H5.5(1) and approve all of the text at H5.5(4), (5), and (6).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2248.30	Stuart P.C. Ltd	Approve H5.6.3A (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.31	Stuart P.C. Ltd	Delete from H5.6.3B the following purpose statement: 'Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network' and also H5.6.3B (1).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.32	Stuart P.C. Ltd	Delete H5.6.3C.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	2248.33	Stuart P.C. Ltd	Approve H5.6.5.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.34	Stuart P.C. Ltd	Approve amendments to H6.6.8 except for Table H5.6.8.2. being identified as a QM.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.35	Stuart P.C. Ltd	Approve amendments to H5.6.10 except for the following additional requirements identified as qualifying matter under s77I(a) relating to management of development within SEAs: 'Purpose: …and to provide for the protection and management of SEAs' and H5.6.10 (2) (a), (b), and (c).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.36	Stuart P.C. Ltd	Approve following amendments to H5.6.11 'Developments containing up to three dwellings must comply with the following: (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them (4) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling,' as they are required by MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.37	Stuart P.C. Ltd	Reject the following amendments to H5.6.11: 'Development containing four or more dwellings and any other developments must comply with the following: (5) The minimum landscaped area must be at least 20% of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch. (6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m2 as shown below in Figure H5.6.19.1… (7) A minimum of 50% of the front yard must be landscaped.'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.38	Stuart P.C. Ltd	Approve amendments to H5.6.12 which have been amended to accord with MDRS requirements for up to three dwellings per site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.39	Stuart P.C. Ltd	Approve the reduction of the outlook requirement to 5m in H5.6.12 where it has been amended to apply to four or more dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.40	Stuart P.C. Ltd	Reject 'measurement from balcony edge' in H5.6.12 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.41	Stuart P.C. Ltd	Reject in H5.6.12 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.42	Stuart P.C. Ltd	Approve those amendments to H.5.6.14 which give effect to MDRS requirements for up to three dwellings.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.43	Stuart P.C. Ltd	Reject the following amendments to H5.6.14: Purpose statement expanded to specify integrated residential areas and that living space must be separated from vehicle access and manoeuvring areas; and the requirement that hat private outdoor living spaces are directly accessible from main dwelling areas; and the requirement that communal outdoor living spaces are conveniently accessible for all occupants.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.44	Stuart P.C. Ltd	Reject where Standard H5.6.14 has been amended to apply to four or more dwellings and where it is specified that it applies to integrated residential areas.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.45	Stuart P.C. Ltd	Reject the whole of H5.6.14 (4).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

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FS85	Raynor McMahon	Oppose	2248.46	Stuart P.C. Ltd	Delete H5.6.18.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.47	Stuart P.C. Ltd	Delete H5.6.19.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.48	Stuart P.C. Ltd	Delete H5.6.20.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.49	Stuart P.C. Ltd	Delete H5.6.21.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.50	Stuart P.C. Ltd	Delete the following text from H5.7.1: 'The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application: (1) For one dwelling per site subject to a Significant Ecological Area Overlay: (a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area; (b) The location, bulk and scale of built development relative to the surrounding ecological values,' or if retained do not refer to 'sites' subject to a SEA overlay but 'development proposed within' a SEA.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.51	Stuart P.C. Ltd	Delete H5.7.2(1)(a).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2248.52	Stuart P.C. Ltd	Delete H5.8.1(1)(c).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.53	Stuart P.C. Ltd	Delete H5.8.2(1)(b), (c), (d), (e).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.54	Stuart P.C. Ltd	Approve the deletion of 'intensity' from matters of discretion H5.8.1(2)(a)(i) and H5.8.1(2)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.55	Stuart P.C. Ltd	Delete 'intensity' from matter of discretion H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.56	Stuart P.C. Ltd	Approve the deletion of 'intensity' from criterion H5.8.2(1)(b).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.57	Stuart P.C. Ltd	Delete 'intensity and' from criterion H5.8.2(1)(b)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.58	Stuart P.C. Ltd	Delete matters of discretion at H5.8.1(1)(c), H5.8.1(2)(c) and H5.8.1(3)(d) and assessment criteria at H5.8.2(1)(c), H5.8.2(d) and H5.8.2(3)(d).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.59	Stuart P.C. Ltd	Delete substantial amendments to matters of discretion H5.8.1(2) relating to four or more dwellings per site and amendments to criteria for four or more dwellings at H5.8.2(2).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2248.60	Stuart P.C. Ltd	Delete changes to matters of discretion H5.8.1(3) relating to integrated residential developments.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.61	Stuart P.C. Ltd	Delete H5.8.1 (6) and (7).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.62	Stuart P.C. Ltd	Delete amendments / significant additions to H5.8.2(4).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.63	Stuart P.C. Ltd	Approve amendments / significant additions to H5.8.2(6).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.64	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(9).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.65	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(10).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.66	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(11).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.67	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(12).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.68	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(13).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.69	Stuart P.C. Ltd	Delete proposed provisions in H5.8.2(14).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.70	Stuart P.C. Ltd	Approve proposed provisions in H5.8.2(15).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.71	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(15A).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.72	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(16).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.73	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(17).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.74	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(18).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

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FS85	Raynor McMahon	Oppose	2248.75	Stuart P.C. Ltd	Delete proposed provisions at H5.8.2(19).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.76	Stuart P.C. Ltd	Delete new criteria at H5.8.2(20) for residential waste.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.77	Stuart P.C. Ltd	Delete new criteria at H5.8.2(21).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.78	Stuart P.C. Ltd	Delete new criteria at H5.8.2(22).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.79	Stuart P.C. Ltd	Delete H5.9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2248.80	Stuart P.C. Ltd	Approve the application of the THAB zone to areas inside walkable catchments.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.81	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2248.82	Stuart P.C. Ltd	Extend the mapped extent of the THAB zone to take in the Light Rail Corridor and any 'down-zoned' sites currently subject to QMs where the sites are otherwise appropriately located close to centres and transport options.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2248.83	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2248.84	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	2248.85	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters Other	Appropriateness of QMs (Other)
FS85	Raynor McMahon	Oppose	2248.86	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	2248.87	Stuart P.C. Ltd	Remove all identified QM and deal with constraints through other mechanisms than 'down-zoning.'	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	2248.88	Stuart P.C. Ltd	Approve amendments to H6.1 Zone description.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone

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FS85	Raynor McMahon	Oppose	2248.89	Stuart P.C. Ltd	Delete new objectives and amendments to objectives at H6.2 and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2248.90	Stuart P.C. Ltd	Delete new policies and amendments to policies at H6.3, noting particularly H6.3(4A)(e), (12), and (14), and enable at least six storey development across the THAB zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2248.91	Stuart P.C. Ltd	Delete significant additions to Activity Table H6.4.1, including but not limited to (A7), (A31), and (A31A), particularly removing reference to infrastructure constraints.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2248.92	Stuart P.C. Ltd	Delete H6.4.1(A2A) and H6.4.1(A2B), or if retained, remove reference to limiting development on 'sites' subject to an SEA and focus on managing works 'within' the SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2248.93	Stuart P.C. Ltd	Delete duplications of rules and standards throughout H6.4.1 (A31), (A31A), (A32), (A32A), (A33), (A33A) to better streamline the plan.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2248.94	Stuart P.C. Ltd	Approve the notification exclusion at H6.5(5) Public and limited notification for 4+ dwellings precluded if standards met.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2248.95	Stuart P.C. Ltd	Delete H6.6.4B and H6.6.4C.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.96	Stuart P.C. Ltd	Delete the MDRS standard 'for up to three dwellings' in H6.6.5 and replace it with the standard zone height limits proposed inside or outside walkable catchments and enable at least six storey development across the zone.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.97	Stuart P.C. Ltd	Approve proposed amendments to H6.6.6.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.98	Stuart P.C. Ltd	Approve deletion of H6.6.7 as long as the proposed amendments to H6.6.6 are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.99	Stuart P.C. Ltd	Approve H.6.8.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	2248.100	Stuart P.C. Ltd	Delete provisions relating to SEAs from H6.6.11.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.101	Stuart P.C. Ltd	Delete amendments to H6.6.12 Landscaped area.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.102	Stuart P.C. Ltd	Approve reduction of outlook requirement to 5m in H6.6.13.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.103	Stuart P.C. Ltd	Reject measurement from balcony edge in H6.6.13 where the standard specifies that 'Outlook space is measured from the centreline of the façade with the largest window OR balcony edge, whichever is closest to the boundary or opposing building'	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.104	Stuart P.C. Ltd	Reject in H6.6.13 the requirement that 'outlook space must align with private outdoor space except where of a public space or street' as this is unachievable for apartment and terraced housing typologies and inconsistent with the MDRS.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.105	Stuart P.C. Ltd	Delete amendments to H6.6.15.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.106	Stuart P.C. Ltd	Delete amendments to H6.6.19.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.107	Stuart P.C. Ltd	Delete amendments to H6.6.20.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.108	Stuart P.C. Ltd	Delete amendments to H6.6.21.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.109	Stuart P.C. Ltd	Delete amendments to H6.6.22.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2248.110	Stuart P.C. Ltd	Delete amendments to H6.7.1, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

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FS85	Raynor McMahon	Oppose	2248.111	Stuart P.C. Ltd	Delete amendments to H6.7.2, or if retained, remove reference to limiting development on 'sites' subject to an SEA instead specify 'development proposed within' a SEA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.112	Stuart P.C. Ltd	Reject H6.8.1 (6) and (7).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.113	Stuart P.C. Ltd	Retain assessment criteria relating to infrastructure capacity to serve a development in H6.8.1 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.114	Stuart P.C. Ltd	Delete H6.8.2(2)(ad).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.115	Stuart P.C. Ltd	Approve the proposed deletion of 'intensity' from H6.8.1(1)(b)(i), H6.8.1(2)((a)(i), H6.8.1(3)(a)(i), and H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.116	Stuart P.C. Ltd	Delete matters of discretion at H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d), and assessment criteria at H6.8.2(1)(f), H6.8.2(d) and H5.8.2(3)(d).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.117	Stuart P.C. Ltd	Delete proposed provisions from H6.8.1.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.118	Stuart P.C. Ltd	Retain infrastructure matter in H6.8.2 but only if mapped Infrastructure Constraints are removed from the planning maps and zones.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.119	Stuart P.C. Ltd	Delete amendments to H.6.8.2, noting that it is inappropriate to include footpath upgrades within criteria as this will likely lead to piecemeal outcomes at the expense of developers and buyers and Council should use Development Contributions instead.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.120	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.121	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Residential - transitions/height next to SCAR

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FS85	Raynor McMahon	Oppose	2248.122	Stuart P.C. Ltd	Delete criterion H.6.8.2(2)(ad) as it is inappropriate to limit the development potential of a site across the road from a Special Character building.	Height	Special Character Business - transitions/height next to SCAB
FS85	Raynor McMahon	Oppose	2248.123	Stuart P.C. Ltd	Delete additions to H6.9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2248.124	Stuart P.C. Ltd	Approve those zoning changes and provisions which seek to implement the NPS-UD and MDRS requirements.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.125	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Residential Zones	Residential Zones (General or other)
FS85	Raynor McMahon	Oppose	2248.126	Stuart P.C. Ltd	Reject Council's approach to the relationship between QM and underlying zoning, and request that Council instead rely on the existing provisions in the AUP that require assessment of issues, or use other mechanisms such as overlays, precincts, Auckland-wide rules and assessment criteria to manage constraints.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.127	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	2248.128	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters Other	Appropriateness of QMs (Other)
FS85	Raynor McMahon	Oppose	2248.129	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	2248.130	Stuart P.C. Ltd	Reject the introduction of Council identified QM and the use of those QM to justify lower intensity development of land.	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	2248.131	Stuart P.C. Ltd	Remove QM from 30 and 32 Selwyn Drive, Mission Bay, in particular the Coastal Inundation and Flooding Constraints QM applied to the site, and note that these primarily apply to Tāmaki Drive.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2248.132	Stuart P.C. Ltd	Express concerns that the plan change overcomplicates the structure of the AUP and is overly prescriptive.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2248.133	Stuart P.C. Ltd	Express concerns that proposed changes to the Mixed Housing Urban zone are overly prescriptive and inconsistent with the otherwise clear, efficient, and effective AUP.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2248.134	Stuart P.C. Ltd	Express concerns that amendments regulating 'four plus dwellings' in the Mixed Housing Urban zone are overly prescriptive and will lead to a significant reduction in design flexibility, impacts on land development potential, and increased resource consent costs.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.1	Aaron Grey	Remove proposed provisions related to natural hazards, protecting or managing heritage, managing sites and areas of significance to Māori, or protecting or managing outstanding natural features and landscapes from the zone provisions and inserting these within the overlay Auckland-wide and precinct provisions (if not already located there), as relevant [consistent with the National Planning Standards].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.2	Aaron Grey	Ensure inserted provisions use the next sequential number in that section [consistent with the National Planning Standards].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.3	Aaron Grey	Amend the naming of residential zones to match the Zone Framework standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.4	Aaron Grey	Amend the activity tables of zones of chapters affected by [the plan change] in accordance with the Format Standard [consistent with the National Planning Standards].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.5	Aaron Grey	Amend the relevant definitions in Chapter H in accordance with the Definitions Standard [consistent with the National Planning Standards].	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2273.6	Aaron Grey	Ensure terms 'building' and 'building coverage' are defined in accordance with the Definitions List in 14 of the National Planning Standards.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2273.7	Aaron Grey	Maintain no further changes to existing provisions of the AUP that accommodate qualifying matters that would create new restrictions to development. In this regard, PC78 should not be creating any new restrictions on development to accommodate qualifying matters that are already addressed by existing provisions of the AUP, such as the provisions in section E36 related to natural hazards.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	2273.8	Aaron Grey	Relocate proposed zone provisions designed to accommodate qualifying matters to the relevant existing or new overlay, Auckland-wide or precinct provisions. [submitter has provided within appendix 2 (page 71-104 of the submission) alternative section H5 of the AUP (Residential – Mixed Housing zone) that, amongst other matters, has removed all qualifying matter provisions related to spatially mapped areas, with the expectations that these would be relocated to Overlay, Auckland-wide or Precinct chapters as relevant]	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	2273.9	Aaron Grey	Delete all provisions that duplicate (and, in some cases, also cross reference) existing provisions with the Overlay or Auckland-wide chapters.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	2273.10	Aaron Grey	Relocate all new rules related to Significant Ecological Areas to Section D9.	Qualifying Matters A-I	SEAs (D9)
FS85	Raynor McMahon	Oppose	2273.11	Aaron Grey	Insert a new overlay section for Infrastructure Constraints [refer to appendix 3 for example of this overlay, page 105-109 of the submission]	Qualifying Matters - Infrastructure	Appropriateness of QM (Infrastructure)
FS85	Raynor McMahon	Oppose	2273.12	Aaron Grey	Insert a new precinct for Pukekiwiriki Pā Historic Reserve.	Qualifying Matters Other	Māori Cultural Heritage - Pukekiwiriki Pā and Pararēkau Island
FS85	Raynor McMahon	Oppose	2273.13	Aaron Grey	Delete the proposed Low Density Residential Zone in full.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2273.14	Aaron Grey	Apply the THAB zone to all residential zones within walkable catchments, regardless of whether qualifying matters apply.	Walkable Catchments	WC General

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FS85	Raynor McMahon	Oppose	2273.15	Aaron Grey	Apply the THAB zone to all residential zones within Policy 3(d) areas around town and local centres, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2273.16	Aaron Grey	Apply MHU zone to all other residential zones, regardless of whether qualifying matters apply.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2273.17	Aaron Grey	Avoid using zones to restrict development to the extent necessary to accommodate qualifying matters, relying instead on Overlay, Auckland-wide or Precinct provisions to do so.	Qualifying Matters A-I	Appropriateness of QMs (A-I)
FS85	Raynor McMahon	Oppose	2273.18	Aaron Grey	Retain proposed walkable catchments so are not removed or reduced (but could be increased).	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	2273.19	Aaron Grey	Account for roads and paths required by precinct plans for walkable catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2273.20	Aaron Grey	Amend proposed walkable catchments to include those parts of large sites within 800m that are expected to be subdivided further.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2273.21	Aaron Grey	Add walkable catchments within 800m of all bus stops serving routes that qualify as rapid transits stops (refer to full submission) and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zoned land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2273.22	Aaron Grey	Add walkable catchments within 800m of the existing Onehunga and Te Papapa train stations and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Methodology
FS85	Raynor McMahon	Oppose	2273.23	Aaron Grey	Add walkable catchments within 800m of the proposed Ngākōroa train station and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC RTN Future stops
FS85	Raynor McMahon	Oppose	2273.24	Aaron Grey	Add walkable catchments within 800m of the proposed Eastern Busway stations at Pakuranga Town Centre, Edgewater Drive, Gossamer Drive, Burswood and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2273.25	Aaron Grey	Add walkable catchments within 800m of the proposed North-Western Busway stations at Te Atatu Road, Lincoln Road and Westgate, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2273.26	Aaron Grey	Add walkable catchments within 800m of the proposed Airport to Botany Busway stations at Carruth Road, Manukau, Diorella Drive, Dawson Road, Ormiston Road, Accent Drive, Smales Road and Botany, and that the THAB zone (and subject to any provisions that accommodate existing qualifying matters) apply to residential zone land within these walkable catchments.	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2273.27	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Urban Environment	Larger rezoning proposal
FS85	Raynor McMahon	Oppose	2273.28	Aaron Grey	Amend THAB zone is applied to all residential zones within at least 200m and ideally at least 400m of all Local Centre zones and Town Centre zones, including where not proposed by PC78.	Centres - NPS-UD Policy 3d response	Town/Local/ Neighbourhood - Methodology (distance of adjacent)

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FS85	Raynor McMahon	Oppose	2273.29	Aaron Grey	Ensure Policy 3(d) intensification areas are subject to a maximum height limit that is not less than the height limit of the adjacent Local Centre zone and Town Centre zone, applying Height Variation Control is necessary.	Height	Residential Height - Policy Principles (NPS UD Policy 3b and 3c - at least 6 storeys)
FS85	Raynor McMahon	Oppose	2273.30	Aaron Grey	Avoid applying zoning determined by whether qualifying matters apply to the site, in order to avoid zoning boundaries that are not defensible.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.31	Aaron Grey	Amend edge of walkable catchments and Policy 3(d) intensification areas to redraw to ensure that zoning boundaries are defensible. [Refer to full submission for further details].	Walkable Catchments	WC General - Methodology
FS85	Raynor McMahon	Oppose	2273.32	Aaron Grey	Rezone all land subject to a residential zone that has been vested in Council as reserve or acquired by Council for use as a park be, to Open Space - Informal Recreation Zone.	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.33	Aaron Grey	Amend Tables A1.4.8.1 and A1.4..8.2 as necessary to ensure consistency with other relief granted in response to decisions requested in the submission.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2273.34	Aaron Grey	Delete Section A1.8.2.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2273.35	Aaron Grey	Retain section C1.6A as proposed.	Plan making and procedural	Plan Interpretation (Chapter A and Chapter C)
FS85	Raynor McMahon	Oppose	2273.36	Aaron Grey	Insert into Section G2 a list of walkable catchment areas.	Walkable Catchments	WC General
FS85	Raynor McMahon	Oppose	2273.37	Aaron Grey	Amend the definitions of "building and "building coverage" to refer to the definitions in the National Planning Standards in relation to the construction and use of residential dwellings.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2273.38	Aaron Grey	Amend the definition of "landscaped area" to remove reference to "pervious" in relation to paths. [Refer to full submission for proposed wording].	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2273.39	Aaron Grey	Delete the phrase "although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain" in the advice note beneath the definition of "floodplain".	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2273.40	Aaron Grey	Delete "Note: Auckland Council may prepare a future plan change that apples to coastal erosion hazard areas" below the definition of coastal erosion hazard area.	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2273.41	Aaron Grey	Delete Standard D14.6.7 and reference to this standard in section D14.8.1(2) and D14.8.2(2) (and undertake consequential amendments to section E12.8.2(f)) on the basis that they are unnecessary and applicable provisions to this effect are already provided for in E12.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.42	Aaron Grey	Delete viewshaft E10 from Schedule 9 and the AUP maps.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2273.43	Aaron Grey	Delete any other viewshafts that unduly restrict development capacity anticipated by Policy 3 of the NPS-UD.	Qualifying Matters A-I	Maunga Viewshafts and Height Sensitive Areas (D14)
FS85	Raynor McMahon	Oppose	2273.44	Aaron Grey	Delete Special Character Areas Overlay in full. Alternatively, delete the text "the rules and standards in the Special Character Areas Overlay - Residential replace the rules and standards of any relevant residential zone" and delete all rules and standards that have been inserted in order to replicate zone provisions not previously provided for within the overlay, or, delete all rules and standard related to the use of buildings only retaining those affecting building form and streetscape appearance (the underlying zone rules will control all other matters).	Qualifying Matters - Special Character	Appropriateness of QM (Special Character)
FS85	Raynor McMahon	Oppose	2273.45	Aaron Grey	Amend D24.4.3(A37) and D24.4.3(A38) so refer to dwellings that comply with and do not comply with Standard D24.6.3, deleting the minimum density requirements.	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	2273.46	Aaron Grey	Delete "restrictions on the numbers of people to be accommodated through zoning and density mechanisms and" from Policy D24.3(3)(a).	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	2273.47	Aaron Grey	Make consequential changes to the Flat Bush Precinct to remove all density requirements based on the Auckland Airport moderate aircraft noise area.	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	2273.48	Aaron Grey	Delete the Auckland International Airport Aircraft Noise Notification Area from the mapped extent of the Aircraft Noise Overlay.	Qualifying Matters A-I	Aircraft Noise (D24)
FS85	Raynor McMahon	Oppose	2273.49	Aaron Grey	Insert text into Section E12.5 in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.50	Aaron Grey	Insert text into E27.5(1) in relation to notification. [Refer to the full submission (page 35) for proposed wording].	Plan making and procedural	General
FS85	Raynor McMahon	Oppose	2273.51	Aaron Grey	Amend text as "in some cases has applied the Residential - Low Density Residential Zone to this land" is not inserted in Section E36.1.	Qualifying Matters A-I	Significant Natural Hazards
FS85	Raynor McMahon	Oppose	2273.52	Aaron Grey	Delete these provisions (Objective E38.2(10)(e), Policies E38.3(31) and E38.3(32), Rules E38.4.2(A29A) to E38.4.2(A29D), Standards E38.8.2.7 to E38.8.2.9, Matters of discretion E38.12.1(10) and E38.12.1(11), Assessment criteria E38.12.2(10) and E38.12.2(11)) from E38 and instead insert an Infrastructure Constraints Overlay section that includes these provisions. [Refer to the example overlay in Appendix 3, page 105 - 109 of the full submission].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.53	Aaron Grey	Replace insert "(except for subdivision around MDRS compliant development", insert "(unless Policy E38.3(6) applies)" in Policy E38.3(13).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.54	Aaron Grey	Delete Policy E38.3(35).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.55	Aaron Grey	Split Table E38.4.1 into two tables [to clarify ambiguity to rules related to qualifying matters not being given regard to when necessary]. First table including activities (A1) to (A6), (A12), and, the second table including activities (A7), (A8), (A9), (A10), (A11) and (A13). [Refer to the submission (page 37) for further details].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.56	Aaron Grey	Amend Table E38.2 to delete (A13A) to (A13G) from Table E38.4.2, including Note 1. Delete Standards E38.8.2 and E38.8.2.2 and make the changes to Table E38.4.2, Standards E38.8.1A.1 and E38.8.1A.2 as detailed in Appendix 4 [page 110 of submission]. If they are to be retained, relocate activities (A13A) to (A13G) to a new Activity Table.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.57	Aaron Grey	Delete subclauses (2A) and (2B) on the basis that all relevant activities will be covered by clause (1) in E38.5.	Subdivision	Urban Subdivision

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.58	Aaron Grey	Insert clause in Standard E38.2.6 to enable development beyond the extent necessary to accommodate qualifying matters, If the Special Character Overlay is to be retained. [Refer to proposed wording in the full submission (page 39)].	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.59	Aaron Grey	Amend the size requirements under Tables E38.2.3.1 and E38.8.3.1.1 to match the size requirements in the MHU zone, if the Low Density Zone is to be retained.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.60	Aaron Grey	Amend the size requirements for the THAB zone under Tables E38.8.2.3.1 and E38.8.3.1.1 to match the size requirements in the Mixed Housing Urban Zone.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.61	Aaron Grey	Delete Standards E38.8.2.7 and E38.8.2.8 and insert special information requirements for each of these activities to achieve the requirements of subclause (1). Relocate these provisions into a new Infrastructure Constraints Overlay section.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.62	Aaron Grey	Delete subclauses (2)(a) and (2)(b) or replace these with: “the effect of the design and layout of the proposed sites created” to be consistent with E38.12.1(6). Consequential changes to E38.11.2(2) would be required.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.63	Aaron Grey	Delete assessment criterion E38.11.2(2)(c)(iii). Alternatively, insert “… as a result of the proposed subdivision boundaries” to the end of assessment criterion E38.11.2(2)(c)(iii).	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.64	Aaron Grey	Insert “If the site is an area subject to the Infrastructure – Combined Water and/or Wastewater Constraints Control…" as necessary or split out E38.12.1(11) and E38.12.2(11) to cover Infrastructure - Combined Wastewater Network Control and the Infrastructure - Water and/or Wastewater Constraints Control separately.	Subdivision	Urban Subdivision
FS85	Raynor McMahon	Oppose	2273.65	Aaron Grey	Amend sections H3.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording	Single House Zone provisions	H3 Single House Zone Provisions
FS85	Raynor McMahon	Oppose	2273.66	Aaron Grey	Amend sections H4.1 to include reference to the towns or settlements not being intended to be part of a housing and labour market of at least 10,000 people. [Refer to full submission (page 42) for proposed wording].	Mixed Housing Suburban Zone provisions	H4 MHS Zone Provisions
FS85	Raynor McMahon	Oppose	2273.67	Aaron Grey	Amend Objective HA.2(3) and Policy H3A.3(6) by replacing “Community activities” with “Non-residential activities", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.68	Aaron Grey	Amend Objective H3A.2(4) and Policy H3A.3(7) to restrict development further to that which is provided for under sections 77I and 77O of the RMA, if the LDR Zone is not deleted. Refer to the full submission for proposed wording.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.69	Aaron Grey	Amend Standard H3A.6.7 and Figure H3A.6.7 by replacing "8m with "11m", if the LDR Zone is not deleted.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.70	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H3A.4.1.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.71	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H5.4.1.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.72	Aaron Grey	Insert permitted activity rules for "structures not defined as buildings" in Activity Table H6.4.1	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.73	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H3A.4.1, for discretionary and non-complying activities ((A4), (A5), (A6), (A7), (A9), (A31), (A33)).	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.74	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H5.4.1, for discretionary and non-complying activities [H5.4.1(2B)].	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.75	Aaron Grey	Delete the list of standards in the 'Standards to be complied with' column of Tables H6.4.1, for discretionary and non-complying activities [H6.4.1(2B)].	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.76	Aaron Grey	Amend Standard H3A.6.8(1) to replace application of HIRB from "all" to "side and rear" boundaries.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.77	Aaron Grey	Delete "(excluding corner sites)" from Table [H]3A.6.9.1.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.78	Aaron Grey	Amend Standard H3A.6.9(3) to delete reference to H3A.6.9(2).	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.79	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H3A.6.12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.80	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H5.6.11	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.81	Aaron Grey	Define "developed site" or replace this with "net site area" in Standard H6.6.12.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.82	Aaron Grey	Delete rule H3A.4.1(A3) (with consequential changes to rule H3A.4.1(A2) to make two or three dwellings per site a permitted activity), delete matter of discretion H3A.8.1(3) and assessment criteria H3A.8.2(9), if the LDR Zone is not deleted. Alternatively, delete matter of discretion H3A.8.1(3)(a) and delete assessment criteria H3A.8.2(9)(a), H3A.8.2(9)(b), H3A.8.2(9)(c), H3A.8.2(9)(d) and H3A.8.2(9)(e) (retaining matter of discretion H3A.8.1(3)(b) and assessment criterion H3A.8.2(9)(f).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.83	Aaron Grey	Delete the assessment criteria in sections H3A.8.2(9)(a), H5.8.2(2)(a), H5.8.2(3)(a), H6.8.2(2)(a) and H6.8.2(3)(a).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.84	Aaron Grey	Delete Policy H5.3(6A)(i).	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.85	Aaron Grey	Delete Policies H5.3(14).	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2273.86	Aaron Grey	Delete Policies H6.3(14).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2273.87	Aaron Grey	Delete matters of discretion in sections H5.8.1(1)(c), H5.8.1(2)(d), H5.8.1(3)(d), and the assessment criteria in sections H5.8.2(1) (f), H5.8.2(2)(i), H5.8.2(3)(l)	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.88	Aaron Grey	Delete sections H6.8.1(1)(c), H6.8.1(2)(d) and H6.8.1(3)(d) and the assessment criteria in sections H6.8.2(1)(f)(i), H[6].8.2(2)(m)(i) and H[6].8.2(3)(l)(i).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.89	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.90	Aaron Grey	Delete the Standards to be complied with columns in these tables and make consequential changes to each of the standards where necessary to specify any activities that each standard does not apply to.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.91	Aaron Grey	Delete Standards H5.6.19, H5.6.20 and H5.6.21 from the list of standards to be complied with for activity H5.4.1(A3).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.92	Aaron Grey	Delete Standards H6.6.20, H6.6.21 and H6.6.22 from the list of standards to be complied with for activity H6.4.1(A3).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.93	Aaron Grey	Replace the text in this column for activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A32) H5.4.1(A32A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H5.4.1(A31), H5.4.1(A31A), with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H5.4.1(A30), H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) could be deleted and no changes need be made to activities H5.4.1(A31), H5.4.1(A32).	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.94	Aaron Grey	Replace the text in this column for activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A33) and H6.4.1(A33A) with “the same standards as applies to the land use activity that building is designed to accommodate” and replace the text in this column for activities H6.4.1(A32) and H6.4.1(A32A) with “the same standards as applies to the land use activity that building is accessory to”, if the ‘Standards to be complied with’ columns is not deleted. Consequentially, activities H6.4.1(A31), H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) could be deleted and no changes need be made to activity H6.4.1(A33).	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.95	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H5.4.1(A30A), H5.4.1(A31A), H5.4.1(A32A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.96	Aaron Grey	Replace “development of up to three dwellings” with “up to three dwellings per site” and “development of four or more dwellings” with “four or more dwellings per site” (unless this conflicts with the relief sought below), if activities H6.4.1(A31A), H6.4.1(A32A) and H6.4.1(A33A) are retained,	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.97	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H5.4.1(A30A), H5.4.1(A31A) are retained.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.98	Aaron Grey	Replace “development of four or more dwellings” with “all other development”, if activities H6.4.1(A31A) and H6.4.1(A32A) are retained.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.99	Aaron Grey	Delete H5.5(5) and H6.5(5) and retain H5.5(1)(b), ensuring that H5.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.100	Aaron Grey	Ensure that H6.5(1)(a) refers only to the MDRS standards equivalent to those specified in Schedule 3A of the RMA.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.101	Aaron Grey	Delete Standard H5.6.3A.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.102	Aaron Grey	Delete Standard H6.6.4A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.103	Aaron Grey	Retain Standard H5.6.5(2)(b). If the LDR Zone is not deleted (see above), then insert a provision equivalent to Standard H5.6.5(2)(b) in Standard H3A.6.8.1.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.104	Aaron Grey	Retain H6.6.6(2)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

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FS85	Raynor McMahon	Oppose	2273.105	Aaron Grey	Split Standards H5.6.8 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.106	Aaron Grey	Split Standards H6.6.9 into two standards – the first for front, side and rear yards and the second for riparian, lakeside and coastal protection yards.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.107	Aaron Grey	Split Standards H5.6.11, H5.6.12, H5.6.14 H5.6.18 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.108	Aaron Grey	Split Standards H6.6.6, H6.6.12, H6.6.13, H6.6.15 and H6.6.19 into two standards each – the first for up to three dwellings (or have this apply to dwellings in general) and the second for any other development (ideally only including additional requirements). Avoid creating standards for four or more dwellings per site that are more onerous than standards for up to three dwellings per site. For the outlook space and outdoor living space standards, specify that the additional requirements only apply for the fourth dwelling onwards (i.e. they do not apply to any three of the proposed dwellings).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.109	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H5.6.11(5).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.110	Aaron Grey	Retain minimum landscaped area for four or more dwellings above 20% of the net site area for Standard H6.6.12(1).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.111	Aaron Grey	Amend Standard H5.6.12 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.112	Aaron Grey	Amend Standard H6.6.13 for outlook space to provide clarity for a number of queries as set out on page 50 and 51 of the submission.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.113	Aaron Grey	Insert definitions for "at ground level" and "above ground floor level". [Refer to full submission (page 52) for proposed wording].	Plan making and procedural	Definitions
FS85	Raynor McMahon	Oppose	2273.114	Aaron Grey	Delete Standards H5.6.14(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.115	Aaron Grey	Delete Standards H6.6.15(4). Alternatively amend (refer to page 53 of full submission for proposed plan text).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.116	Aaron Grey	Amend Standard H5.6.18 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.117	Aaron Grey	Amend Standard H6.6.19 concerning glazing , joinery and facing facades. [Refer to full submission (page 54) for details].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.118	Aaron Grey	Amend Standard H5.6.19 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.119	Aaron Grey	Amend Standard H6.6.20 to merge the requirements with the landscape area standard, allow for deep soil areas to be located within private outdoor living spaces, specify in clause (b) that it is an exception to clause (a), insert the minimum tree canopy dimensions from the special information requirements, provide for allowance for these areas to be contained within existing communal land related to the site.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.120	Aaron Grey	Amend Standard H5.6.20 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.121	Aaron Grey	Amend Standard H6.6.21 to merge the requirements with the windows to private vehicle and pedestrian accessways standard.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.122	Aaron Grey	Amend Standard H5.6.21 for measurability. [Refer to full submission (page 55 and 56) for details of proposed plan text].	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.123	Aaron Grey	Amend Standard H6.6.22 for measurability. [Refer to full submission (page 55 and 56) for proposed wording].	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.124	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H5.8.1(1)(b)(i), H5.8.1(2)(a)(i) and the assessment criteria in section H5.8.2(1)(b). Delete “building intensity” from the matter of discretion in section H5.8.1(3)(a)(i).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.125	Aaron Grey	Approve removal of “building intensity” from the matters of discretion in sections H6.8.1(1)(b)(i), H6.8.1(2)(a)(i) and H6.8.1(3)(a)(i) and the assessment criteria in section H6.8.2(1)(b).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.126	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H5.8.1(2)(i)A.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.127	Aaron Grey	Insert “…private vehicle and pedestrian accessways” at the end of the matter of discretions in section H6.8.1(2)(i)A.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.128	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(ib).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.129	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(ib).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.130	Aaron Grey	Replace matters of discretion in section H5.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.131	Aaron Grey	Replace matters of discretion in section H6.8.1(2)(ii) (and any other matters of discretion in the residential zones referring to "traffic") with "effects of traffic generated by the proposed development on the adjacent transport network", or similar.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.132	Aaron Grey	Delete the matters of discretion in section H5.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.133	Aaron Grey	Delete the matters of discretion in section H6.8.1(2)(b)(iii) (and any other matters of discretion in the residential zones referring to "location and design of parking and access" or "location and design of access (including pedestrian access) and parking (if provided).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.134	Aaron Grey	Delete the assessment criteria in section H5.8.1(3)(a)(i)C.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.135	Aaron Grey	Delete the assessment criteria in section H6.8.1(3)(a)(i)C..	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.136	Aaron Grey	Delete the assessment criteria in section H5.8.2(2)(ac).	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.137	Aaron Grey	Delete the assessment criteria in section H6.8.2(2)(ac).	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.138	Aaron Grey	Replace Policies H6.3(A1), H6.3(1) and H6.3(2)(a) with suggested revised policy. [wording detailed in the full submission, refer to page 58 and 59].	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2273.139	Aaron Grey	Replace "Dwellings (up to three)" with "Up to three dwellings per site" for H6.4.1(A3). Replace "Dwellings (four or more)" with "Four or more dwellings per site" for H6.4.1(A4).	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2273.140	Aaron Grey	Insert "… side and rear boundaries…" at Standard H6.6.6(1B)- (1C).	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.141	Aaron Grey	Amend Standard H8.6.2 and/or Map H8.11.3 to remove the general height limit of 72.5 m.	Business Zones provisions	City Centre Zone - height provisions
FS85	Raynor McMahon	Oppose	2273.142	Aaron Grey	Delete Standard H10.6.1(1A).	Business Zones provisions	Town Centre Zone - provisions
FS85	Raynor McMahon	Oppose	2273.143	Aaron Grey	Amend Standard H16.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Heavy Industry Zone
FS85	Raynor McMahon	Oppose	2273.144	Aaron Grey	Amend Standard H17.6.1 to apply a maximum height of 21m unless otherwise specified in the Height Variation Control (regardless of whether the sites are located within or outside of a walkable catchment).	Business Zones provisions	Light Industry Zone
FS85	Raynor McMahon	Oppose	2273.145	Aaron Grey	Amend Standard H22.6.4 to insert an additional provision that specifies Standard H22.6.1 and H22.6.2 do not apply to noise attenuation walls or fences.	Other Zones provisions	H22 Strategic Transport Zone
FS85	Raynor McMahon	Oppose	2273.146	Aaron Grey	Delete “the Future Urban zone” from the inserted text in Table H30.6.1.1	Other Zones provisions	H30 Special Purpose - Tertiary Education Zone
FS85	Raynor McMahon	Oppose	2273.147	Aaron Grey	Delete following Precinct text 'The rules in Activity Table [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. The standards in [X] in [X] Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying [X] Zone and for the construction and use of up to 3 dwellings per site.' from all precincts and consequential amendments are made to standards as necessary to ensure that MDRS development is only restricted when a qualifying matter qualifies.	Precincts - NPSUD MDRS Response	Chapter I Precincts - General (Other)
FS85	Raynor McMahon	Oppose	2273.148	Aaron Grey	Delete Flat Bush Precinct from the urban zones to the greatest extent possible so that greater reliance is given to the underlying zone and Auckland-wide provisions (giving regard to the potential changes attached as appendix 5), or alternatively amend as set out on page 63 of the submission including but not limited to deleting I412.4.1(A14), amend I412.4.1(A20) to only refer to subdivision, delete the minimum and average lot sizes for Sub-precincts A, D, E, F and H from Table I412.6.2.1.1 and delete the minimum site dimensions for Sub-precincts A, B, D, E, F and H from Table I412.6.2.2.1.	Precincts - NPSUD MDRS Response	I412 Flat Bush Precinct
FS85	Raynor McMahon	Oppose	2273.149	Aaron Grey	Delete the "zone and precinct standards to be complied with" column, given that the underlying zone provisions are now heavily relied on.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.150	Aaron Grey	Delete activities (A7) and (A9) (“four or more dwellings” and “integrated residential development”) and associated provisions given that full reliance can now be made on the underlying zone provisions.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.151	Aaron Grey	Delete Standard I449.6.2.2, given that these requirements are now no different from the Auckland-wide standards.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.152	Aaron Grey	Delete Standard I433.6.2(1).	Precincts - NPSUD MDRS Response	I433 Pukekohe Hill Precinct
FS85	Raynor McMahon	Oppose	2273.153	Aaron Grey	Amend transport triggers set out in Table I610.6.1.1 and I610.6.1.2 consistent with the memo attached in Appendix 7 [page 168-170 of submission].	Precincts - NPSUD MDRS Response	I610 Redhills Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.154	Aaron Grey	Delete Millwater South Precinct to the greatest extent possible, particularly in relation to provisions that are proposed to be retained due to a local character and local amenity qualifying matter.	Precincts - NPSUD MDRS Response	I550 Millwater South Precinct
FS85	Raynor McMahon	Oppose	2273.155	Aaron Grey	Relocate Objective H3A.2(6) (if retained) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.156	Aaron Grey	Relocate Objective H3A.2(7) to Section D21	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.157	Aaron Grey	Relocate Objective H3A2(8) to Section D9, D10, D11 and D17.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.158	Aaron Grey	Relocate Objective H3A.2(9) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.159	Aaron Grey	Relocate Objective H3A.2(11) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.160	Aaron Grey	Relocate Policy H3A.3(8) to Section D18.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.161	Aaron Grey	Relocate Policy H3A.3(9) to Section D9, D10 and D11.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.162	Aaron Grey	Relocate Policy H3A.3(10) to Section D21.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.163	Aaron Grey	Relocate Policy H3A.3(13) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.164	Aaron Grey	Relocate Policy H3A.3(14) to Section E36.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.165	Aaron Grey	Relocate Policy H3A.3(15) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.166	Aaron Grey	Relocate Policy H3A.3(16) to Section D12.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.167	Aaron Grey	Relocate Policy H3A.3(17) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Obs & Pols Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.168	Aaron Grey	Relocate Activity H3A.4.1(A4) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.169	Aaron Grey	Relocate Activity H3A.4.1(A5) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.170	Aaron Grey	Relocate Activity H3A.4.1(A6) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.171	Aaron Grey	Relocate Activity H3A.4.1(A7) to Section D12.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.172	Aaron Grey	Relocate Activity H3A.4.1(A8) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.173	Aaron Grey	Relocate Activity H3A.4.1(A9) to Section D9.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.174	Aaron Grey	Relocate Activity H3A.4.1(A10) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.175	Aaron Grey	Relocate Activity H3A.4.1(A20) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.176	Aaron Grey	Relocate Activity H3A.4.1(A31) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.177	Aaron Grey	Relocate Activity H3A.4.1(A32) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.178	Aaron Grey	Relocate Activity H3A.4.1(A33) to Section D11.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.179	Aaron Grey	Relocate Activity H3A.4.1(A34) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.180	Aaron Grey	Relocate Activity H3A.4.1(A35) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.181	Aaron Grey	Relocate Activity H3A.4.1(A36) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.182	Aaron Grey	Relocate Activity H3A.4.1(A37) to Section D10.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.183	Aaron Grey	Relocate Activity H3A.4.1(A38) to Section E36.	Low Density Residential Zone provisions	H3A Activity Table Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.184	Aaron Grey	Relocate Standard H3A.6.4 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.185	Aaron Grey	Relocate Standard H3A.6.5 to New Infrastructure Constraints Overlay	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.186	Aaron Grey	Relocate Standard H3A.6.8.1(2) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.187	Aaron Grey	Relocate Standard H3A.6.6 to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.188	Aaron Grey	Relocate Standard H3A.6.7(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.189	Aaron Grey	Relocate Standard H3A.6.8(2) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.190	Aaron Grey	Relocate Standard H3A.6.10(2) to Section D11.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.191	Aaron Grey	Relocate Standard H3A.6.11(2) to (4), to Section D9.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.192	Aaron Grey	Relocate Standard H3A.6.12(3) to Sections D11 and 12.	Low Density Residential Zone provisions	H3A Standards Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.193	Aaron Grey	Relocate Standard H3A.7.2(1) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.194	Aaron Grey	Relocate Standard H3A.7.2(2) to Section D9.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.195	Aaron Grey	Relocate Standard H3A.8.1(4) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.196	Aaron Grey	Relocate Standard H3A.8.1(5) to New Infrastructure Constraints Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.197	Aaron Grey	Relocate Standard H3A.8.2(4)(i)-(k) to Sections D11 and D12.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.198	Aaron Grey	Relocate Standard H3A.8.2(10) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.199	Aaron Grey	Relocate Standard H3A.8.2(11) to New Infrastructure Overlay.	Low Density Residential Zone provisions	H3A Assessment Low Density Residential Zone
FS85	Raynor McMahon	Oppose	2273.200	Aaron Grey	Relocate Objective H5.2(10) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2273.201	Aaron Grey	Relocate Policy H5.3(13) to New Infrastructure Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2273.202	Aaron Grey	Relocate Policy H5.3(15) to Section D9.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2273.203	Aaron Grey	Relocate Policy H5.3(16) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2273.204	Aaron Grey	Relocate Policy H5.3(17) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Obs & Pols MHU Zone
FS85	Raynor McMahon	Oppose	2273.205	Aaron Grey	Relocate Activity H5.4.1(A2A) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.206	Aaron Grey	Relocate Activity H5.4.1(A2B) to Section D9.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.207	Aaron Grey	Relocate Activity H5.4.1(14A) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.208	Aaron Grey	Relocate Activity H5.4.1(14B) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.209	Aaron Grey	Relocate Activity H5.4.1(14C) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.210	Aaron Grey	Relocate Activity H5.4.1(32A) to [Section D9]	Mixed Housing Urban Zone provisions	H5 Activity Table MHU Zone
FS85	Raynor McMahon	Oppose	2273.211	Aaron Grey	Relocate Standard H5.6.3B to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.212	Aaron Grey	Relocate Standard H5.6.3C to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.213	Aaron Grey	Relocate Standard H5.6.5(2) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.214	Aaron Grey	Relocate Standard H5.6.10(2) to Section D9.	Mixed Housing Urban Zone provisions	H5 Standards MHU Zone
FS85	Raynor McMahon	Oppose	2273.215	Aaron Grey	Relocate H5.7.1(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.216	Aaron Grey	Relocate H5.7.2(1) to Section D9.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.217	Aaron Grey	Relocate H5.8.1(6) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.218	Aaron Grey	Relocate H5.8.1(7) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.219	Aaron Grey	Relocate H5.8.2(4)(f) to New Precinct.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.220	Aaron Grey	Relocate H5.8.2(22) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.221	Aaron Grey	Relocate H5.8.2(21) to New Infrastructure Constraints Overlay.	Mixed Housing Urban Zone provisions	H5 Assessment MHU Zone
FS85	Raynor McMahon	Oppose	2273.222	Aaron Grey	Relocate ObjectiveH6.2(9) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2273.223	Aaron Grey	Relocate Policy H6.3(13) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2273.224	Aaron Grey	Relocate Policy H6.3(15) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Obs & Pols THAB Zone
FS85	Raynor McMahon	Oppose	2273.225	Aaron Grey	Relocate Activity H6.4.1(A2A) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.226	Aaron Grey	Relocate Activity H6.4.1(A2B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.227	Aaron Grey	Relocate Activity H6.4.1(3B) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.228	Aaron Grey	Relocate Activity H6.4.1(3C) to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.229	Aaron Grey	Relocate Activity H6.4.1(33B) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Activity Table THAB Zone
FS85	Raynor McMahon	Oppose	2273.230	Aaron Grey	Relocate Standard H6.6.4B to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.231	Aaron Grey	Relocate Standard H6.6.4C to New Infrastructure Constraints Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.232	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.233	Aaron Grey	Relocate Standard H6.6.11(2) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Standards THAB Zone
FS85	Raynor McMahon	Oppose	2273.234	Aaron Grey	Relocate H6.7.2(1) to Section D9.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.235	Aaron Grey	Relocate H6.8.1(6) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.236	Aaron Grey	Relocate H6.8.1(7) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.237	Aaron Grey	Relocate H6.8.2(22) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.238	Aaron Grey	Relocate H6.8.2(21) to New Infrastructure Overlay.	Terrace Housing and Apartment Buildings Zone provisions	H6 Assessment THAB Zone
FS85	Raynor McMahon	Oppose	2273.239	Aaron Grey	Amend I449.3(3) to 'Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.240	Aaron Grey	Delete I449.4.1(A2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.241	Aaron Grey	Delete I449.4.1(A11).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.242	Aaron Grey	Delete I449.4.1(A12).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.243	Aaron Grey	Delete I449.4.1(A16).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.244	Aaron Grey	Delete I449.4.1(A19).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.245	Aaron Grey	Delete I449.4.1(A20).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.246	Aaron Grey	Delete I449.4.1(A21).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.247	Aaron Grey	Delete I449.4.2 (A22).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.248	Aaron Grey	Amend I449.4.2 (A23) to 'Vacant sites subdivision in the Residential - Mixed Housing Urban zone involving parent sites of 1ha or greater complying with Standard E38.8.3.1' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.249	Aaron Grey	Amend I449.4.2 (A24) to 'Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards.' [refer to page 27 of submission for details].	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.250	Aaron Grey	Delete I449.5 (1A).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

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FS85	Raynor McMahon	Oppose	2273.251	Aaron Grey	Delete I449.5 (1A)(e).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.252	Aaron Grey	Amend I449.5 (1) to 'Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991 unless there are specific notification rules for that activity in the zone in which case those rules will apply.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.253	Aaron Grey	Amend I449.6.1(1) to 'All relevant overlay, and Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1, unless specified in I449.6.1(3) below. except that in the Residential - Mixed Housing Urban zone the impervious area standard is replaced by I449.6.1.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.254	Aaron Grey	Delete I449.6.1 (2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.255	Aaron Grey	Add new standard I449.6.1(3) as follows '(3) The following zone standards do not apply in the Residential – Mixed Housing Urban Zone: (a) Standard H5.6.9. Maximum impervious area.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.256	Aaron Grey	Add new standard I449.6.1(4) as follows '(4) All land use activities must also comply with Standards I449.6.1.1 to I449.6.1.7, as relevant.'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.257	Aaron Grey	Amend I449.6.1.1. to 'Maximum impervious areas for higher density development in the Residential – Mixed Housing Urban zone	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.258	Aaron Grey	Amend I449.6.1.6. as follows 'Show homes in a residential zone'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.259	Aaron Grey	Amend I449.6.1.7 as follows 'Vehicle access restrictions – Cycle facilities (This rule applies to all development in Precinct).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.260	Aaron Grey	Amend I449.6.1.7(3) (a) as follows 'the use of a vehicle crossing that exists on [legal effect date] 12 August 2022 that serves no more than one dwelling per site; and'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.261	Aaron Grey	Amend I449.6.2. as follows 'Subdivision controls standards.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.262	Aaron Grey	Amend I449.6.2(1) as follows 'All relevant overlay, Auckland-wide and zone standards apply in this precinct to the activities listed in Table I449.4.1.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.263	Aaron Grey	Amend I449.6.2(2) as follows 'Activities listed in Table I449.4.2 All subdivision activities must also comply with the Standards I449.6.2.1 to I449.6.2.3, as relevant.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.264	Aaron Grey	Delete I449.8.1.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.265	Aaron Grey	Delete I449.8.1.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.266	Aaron Grey	Amend I449.8.1.(5) as follows 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone, Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.267	Aaron Grey	Delete I449.8.1.(7)	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.268	Aaron Grey	Amend I449.8.1.(9) as follows 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2.'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.269	Aaron Grey	Delete I449.8.2.(2).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.270	Aaron Grey	Delete I449.8.2.(4).	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.271	Aaron Grey	Amend I449.8.2.(5) to 'for development that does not comply with Standard I449.6.1.1 Maximum impervious areas in the Residential – Mixed Housing Urban zone for higher density development'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.272	Aaron Grey	Amend I449.8.2.(5)(c) to 'in the Residential – Mixed Housing Urban zone, the criteria listed in H5.8.2(10).'	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.273	Aaron Grey	Amend I449.8.2.(13) to 'for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct
FS85	Raynor McMahon	Oppose	2273.274	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the walkable catchments of Mt Eden, Kingsland and Morningside train stations where these overlap with the Auckland Light Rail Corridor.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.275	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Auckland Light Rail Corridor that adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business Local Centre or Business – Town Centre.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.276	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Auckland Light Rail Corridor currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside of Plan Change Area	Light Rail Corridor - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.277	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land within the Special Housing Area precincts and within the urban environment that is adjacent (within 400 m, subject to the position of defensible boundaries) to land currently zoned Business – Local Centre or Business – Town Centre.	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	2273.278	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Special Housing Area precincts and within the urban environment currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	SHA Precincts
FS85	Raynor McMahon	Oppose	2273.279	Aaron Grey	Delete any provisions of the Special Housing Area precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	SHA Precincts

Further Sub #	Further Submitter	support/ oppose	sub#/ point	Submitter name	Summary of Decisions Requested	Topic	Subtopic
FS85	Raynor McMahon	Oppose	2273.280	Aaron Grey	Apply the Residential – Terrace Housing Apartment Buildings Zone (and subject to any provisions that accommodate existing qualifying matters) to residential zoned land that is adjacent (within 400 m, subject to the position of defensible boundaries) to land at Kumeu and Huapai currently zoned Business – Town Centre.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.281	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all other land within the Kumeu- Huapai currently zoned Residential – Single House or Residential – Mixed Housing Suburban.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.282	Aaron Grey	Delete any provisions of the Huapai Triangle and Huapai 1 precincts that apply to land within the urban environment that are more restrictive than the MDRS or any requirements under the NPS-UD, instead relying on the underlying zone provisions as much as possible, unless they relate to a qualifying matter.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.283	Aaron Grey	Apply the Residential – Mixed Housing Urban zone (and subject to any provisions that accommodate existing qualifying matters) to all land within Maraetai currently zoned Residential – Single House.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.284	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Outside Urban Environment	Outside Urban Environment - Excluded from IPI PC
FS85	Raynor McMahon	Oppose	2273.285	Aaron Grey	If it is to be retained, extend the proposed Beachlands Transport Constraints Control to Maraetai.	Qualifying Matters - Infrastructure	Infrastructure - Beachlands transport infrastructure constraint
FS85	Raynor McMahon	Oppose	2273.286	Aaron Grey	Amend text of 1449.1 as follows: 'The zoning of land within this precinct is predominantly Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre'.	Precincts - NPSUD MDRS Response	I449 Hingaia 1 Precinct